

FINAL ENVIRONMENTAL IMPACT REPORT

for the

CITY OF COACHELLA GENERAL PLAN 2020

State Clearinghouse #96071011

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JUN 15 2002

UNIVERSITY OF CALIFORNIA

OCTOBER 1997

Prepared For:

**City of Coachella
1515 Sixth Street
Coachella, California 92236
(760) 398-3102**

Prepared By:

**Smith, Peroni & Fox, Planning Consultants,
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225 South Civic Drive, Suite 1-5
Palm Springs, California 92262
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Final EIR Requirements

1.0 FINAL EIR REQUIREMENTS

The Final Environmental Impact Report (FEIR) for the City of Coachella General Plan 2020, State Clearinghouse No. 96071011, has been prepared in accordance with the California Environmental Quality Act (CEQA) and the Guidelines for Implementation of CEQA as prescribed by the Secretary of Resources. Section 15132 of CEQA Guidelines requires that a FEIR consist of the following contents:

1. The Draft Environmental Impact Report (EIR) or the revision of the draft (bound separately).
2. Comments and recommendations received on the Draft EIR either verbatim or in summary.
3. A list of persons, organizations and public agencies commenting on the Draft EIR.
4. The responses of the Lead Agency to significant environmental points raised in the review and consultation period.
5. Any other information added by the Lead Agency.

The FEIR incorporates by reference, the March 1997 Draft EIR (SCH# 96071011), prepared for the City of Coachella by Smith, Peroni & Fox, Planning Consultants, Inc.

The first section of the report discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the company's financial health and for providing reliable information to stakeholders. The second section details the various methods used to collect and analyze data, including interviews, surveys, and focus groups. The third section presents the findings of the study, highlighting key trends and insights. The final section offers recommendations for future research and for improving the company's internal controls.

The first finding of the study is that there is a significant gap between the current state of the company's internal controls and the best practices identified in the literature. This gap is most pronounced in the area of financial reporting, where the company's current practices are outdated and prone to error. The second finding is that the company's management is aware of the need for improvement but has not yet taken the necessary steps to implement the recommended changes.

The third finding is that the company's employees are generally supportive of the proposed changes but lack the necessary training and resources to implement them effectively. The fourth finding is that the company's external auditors have identified several weaknesses in the company's internal controls, which further underscores the need for improvement.

The fifth finding is that the company's management is committed to addressing these issues and has agreed to implement the recommended changes. The sixth finding is that the company's employees are committed to supporting these changes and to maintaining accurate records of all transactions. The seventh finding is that the company's external auditors are committed to providing objective and reliable information to the company's stakeholders.

Section 2.0

**List of Persons, Organizations, and Public Agencies who
Commented on the Draft Environmental Impact Report**

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1. The first part of the document is a list of the names of the people who were present at the meeting. The names are listed in alphabetical order.

2.0 LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES WHO COMMENTED ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

This section of the FEIR contains a complete list of persons, organizations and public agencies who commented in writing on the Draft EIR.

<u>Letter</u>	<u>Person/Organization/Public Agency</u>
A.	Southern California Association of Governments, Viviane Douche-Boules, Manager, Intergovernmental Review, May 15, 1997
B.	U.S. Department of Transportation, Federal Aviation Administration, Mickeal A. Agaibi, Supervisor, Planning Section, April 29, 1997
C.	Southern Coachella Valley Community Services District, Glenn Crowson, General Manager, May 19, 1997
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FF.	Rex and Nina Waggoner
GG.	Jesse B. Payne Jr., May 27, 1997
HH.	Jesse Herrera, May 28, 1997
II.	James V. Limon, May 26, 1997
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MM.	Alice Perez, May 23, 1997
NN.	Carlos E. Perez, May 23, 1997
OO.	Roberto Rios, May 23, 1997
PP.	Alicia Rios, May 23, 1997
QQ.	Rebecca Rios, May 23, 1997
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III.	Jesus Campor, Berta A. Campor, May 28, 1997
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LLL.	Mary C. Guzman, May 28, 1997
MMM.	Gloria Morales, May 28, 1997
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EEEE: Robert G. Harvey, Chief, Office of Riverside County, Dept. of
Transportation, State of California June 6, 1997 and July 22, 1997.

FFFF: Keith D. Downs, Aviation Director, County of Riverside,
Transportation and Land Management Agency, no date

GGGG: Tom Levy, General Manager-Chief Engineer, Coachella Valley
Water District, July 16, 1997

HHHH: John J. G. Guerin, Planner III, County of Riverside, Transportation
and Land Management Agency, Planning Department, July 15, 1997

III: Thomas F. Lyons, P.E., Imperial Irrigation District, April 24, 1997

JJJJ: Deborah R. G. Cesario, Bowie, Arneson, Kadi, Wiles & Giannone,
July 15, 1997

3.0 COMMENTS AND RESPONSES

Section 3.0 of the FEIS is organized into three sections: 3.0 comments, 3.1 responses, and 3.2 conclusions. The comments section is organized into three sub-sections: 3.0.1 comments received, 3.0.2 comments received from the public, and 3.0.3 comments received from the public. The responses section is organized into three sub-sections: 3.1.1 responses to comments received, 3.1.2 responses to comments received from the public, and 3.1.3 responses to comments received from the public. The conclusions section is organized into three sub-sections: 3.2.1 conclusions, 3.2.2 conclusions, and 3.2.3 conclusions.

Section 3.0 Comments and Responses

1. The first part of the document is a list of the names of the people who were present at the meeting.

2. The second part of the document is a list of the topics that were discussed.

2.2. The second part of the document is a list of the topics that were discussed.

2.2.1. The first topic that was discussed was the current state of the project.

3. The first topic that was discussed was the current state of the project.

4. The second topic that was discussed was the progress that has been made so far.

5. The third topic that was discussed was the challenges that we are facing.

6. The fourth topic that was discussed was the solutions that we have proposed.

7. The fifth topic that was discussed was the next steps that we need to take.

8. The sixth topic that was discussed was the importance of communication.

9. The seventh topic that was discussed was the need for a clear plan.

10. The eighth topic that was discussed was the importance of teamwork.

11. The ninth topic that was discussed was the need for a strong leader.

12. The tenth topic that was discussed was the importance of flexibility.

3.0 COMMENTS AND RESPONSES

Section 3.0 of the FEIR contains all the letters received from persons, organizations and public agencies which commented on the Draft EIR, accompanied by responses to those comments. All letters have received an alphabetical designation. Apart from courtesy statements, introductions, and closings, the text of each letter has been divided into topical comments. Brackets in the margin delineate the comments with each bracket assigned a comment number (e.g., A-C1, A-C2, etc.). Responses to each bracketed comment is attached following each letter. Responses are preceded by the letter "R" and a number which identifies the comment to which the response is directed. For example, Comment #1 (A-C1) of "Letter A" will be responded to by Response #1 (A-R1) of "Letter A"; Comment #1 (B-C1) of "Letter B" will be responded to by Response #1 (B-R1) of "Letter B", etc.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the specific requirements for record-keeping, including the need to maintain records for a minimum of five years and to ensure that records are easily accessible and retrievable.

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Letter A - Southern California Association of Governments, Viviane Douche-Boules, Manager, Intergovernmental Review, May 15, 1997

City of Coachella
City Manager's Office
1000 Main Street
Coachella, CA 92220
Attention: Mr. Steven E. Williams

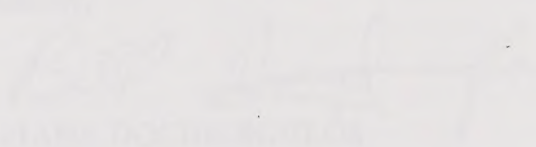
Re: Comments on the City of Coachella General Plan 2000 Draft
Environmental Impact Report - SCAG No. 1270472

Dear Mr. Williams:

Thank you for submitting the City of Coachella General Plan 2000 Draft
Environmental Impact Report to SCAG for review and comment. As a member
jurisdiction, the report is submitted pursuant to SCAG's policy on regional
and interjurisdictional cooperation and for consistency with regional plans.

The general plan is a document that provides a framework for the
future development of the city. It is a key tool for the city and its
citizens in making decisions about the future of the city. If you have
any comments regarding the general plan, please contact the City of
Coachella.

Sincerely,


STEVEN E. WILLIAMS
City Manager

LETTER A

May 15, 1997

SOUTHERN CALIFORNIA



ASSOCIATION OF
GOVERNMENTS

Main Office

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12th Floor

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f (213) 236-1825

www.scag.ca.gov

Officers: • President: Supervisor Judy Mikels, Ventura County • First Vice President: Mayor Bob Bardett, City of Monrovia • Second Vice President: Supervisor Yvonne Brathwaite Burke, Los Angeles County • Immediate Past President: Mayor Dick Kelly, Palm Desert

County of Imperial: Sam Sharp, Imperial County • David Dhillon, El Centro

County of Los Angeles: Yvonne Brathwaite Burke, Los Angeles County • Richard Alarcon, Los Angeles • Richard Alatorre, Los Angeles • Eileen Ausari, Diamond Bar • Bob Bartlett, Monrovia • George Bass, Bell • Sue Bauer, Glendora • Hal Berman, Los Angeles • Marvin Braude, Los Angeles • Robert Bruesch, Rosemead • Laura Chick, Los Angeles • John Crawley, Cerritos • Hector De La Torre, South Gate • Doug Drummond, Long Beach • John Ferraro, Los Angeles • Michael Feuer, Los Angeles • Ruth Galanter, Los Angeles • Eileen Givens, Glendale • Jackie Goldberg, Los Angeles • Garland Hardeman, Inglewood • Mike Hernandez, Los Angeles • Nate Holden, Los Angeles • Barbara Messina, Alhambra • David Myers, Palmdale • George Nakano, Torrance • Pam O'Connor, Santa Monica • Jenny Oropeza, Long Beach • Beatrice Proo, Pico Rivera • Mark Rudlev-Thomas, Los Angeles • Richard Riordan, Los Angeles • Marcine Shaw, Crompton • Ray Smith, Bellflower • Rudy Svorinich, Los Angeles • Joel Wachs, Los Angeles • Rita Walters, Los Angeles • Paul Zee, South Pasadena

County of Orange: William Steiner, Orange County • Steve Apodaca, San Clemente • Ron Bates, Los Alamitos • Art Brown, Buena Park • Jan DeBay, Newport Beach • Richard Dixon, Lake Forest • Charlene Hatakevama, La Palma • Bev Perno, Brea

County of Riverside: James Venable, Riverside County • Dennis Draeger, Calimesa • Dick Kelly, Palmdale • Ron Loveridge, Riverside • Andrea Pugliese, San Bernardino • Ron Roberts, Temecula

County of San Bernardino: Larry Wachs, San Bernardino County • Bill Alexander, Rancho Cucamonga • Jim Bagley, Twentynine Palms • Deirdre Bennett, Cotton • David Eshleman, Fontana • Norine Miller, San Bernardino • Gwenn Norton-Perry, Chino Hills

County of Ventura: Judy Mikels, Ventura County • Andrew Fox, Thousand Oaks • John Mellon, Santa Paula • Toni Young, Port Hueneme

City of Coachella
Community Development Department
1515 Sixth Street
Coachella, CA 92236
Attention: Ms. Susan E. Williams

RE: Comments on the City of Coachella General Plan 2020 Draft
Environmental Impact Report - SCAG No. I 9700173

Dear Ms. Williams:

Thank you for submitting the City of Coachella General Plan 2020 Draft Environmental Impact Report to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies in reviewing projects and plans for consistency with regional plans.

The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. If you have any questions regarding the attached comments, please contact Bill Boyd at (213) 236-1960.

Sincerely,

VIVIANE DOCHE-BOULOS
Manager, Intergovernmental Review

**COMMENTS ON THE CITY OF COACHELLA
COACHELLA GENERAL PLAN 2020
DRAFT ENVIRONMENTAL IMPACT REPORT**

PROJECT DESCRIPTION

The proposed Project analyzes the effects of the goals, policies and programs, as well as environmental impacts associated with the proposed land use and circulation patterns in the City's 2020 General Plan. The discusses the following issues: aesthetic/visual, agricultural land, air quality, archeology/historical, drainage/absorption, flood plain/flooding; geologic/seismic, minerals, noise, population/housing balance, public services/facilities, recreation/parks, schools, septic systems, sewer capacity, soil erosion/compaction/grading, solid waste, traffic/circulation, vegetation, water quality, water supply/groundwater, wetland/riparian, wildlife, growth inducing, land use, and cumulative effects.

INTRODUCTION TO SCAG REVIEW PROCESS

The document that provides the primary reference for SCAG's project review activity is the Regional Comprehensive Plan and Guide (RCPG). The RCPG chapters fall into three categories: core, ancillary, and bridge. The Growth Management (adopted June 1994), Regional Mobility (adopted June 1994), Air Quality (adopted October 1995), Hazardous Waste Management (adopted November 1994), and Water Quality (adopted January 1995) chapters constitute the core chapters. These core chapters respond directly to federal and state planning requirements. The core chapters constitute the base on which local governments ensure consistency of their plans with applicable regional plans under CEQA. The Air Quality and Growth Management chapters contain both core and ancillary policies, which are differentiated in the comment portion of this letter. The Regional Mobility Element (RME) constitutes the region's Transportation Plan. The RME policies are incorporated into the RCPG.

Ancillary chapters are those on the Economy, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Energy, and Integrated Solid Waste Management. These chapters address important issues facing the region and may reflect other regional plans. Ancillary chapters, however, do not contain actions or policies required of local government. Hence, they are entirely advisory and establish no new mandates or policies for the region.

Bridge chapters include the Strategy and Implementation chapters, functioning as links between the Core and Ancillary chapters of the RCPG.

Each of the applicable policies related to the proposed project are identified by number and reproduced below in italics followed by SCAG staff comments regarding the consistency of the project with those policies.

Consistency With Regional Comprehensive Plan and Guide Policies

1. The Growth Management Chapter (GMC) of the Regional Comprehensive Plan contains a number of policies that are particularly applicable to this Project.

Core Growth Management Policies

- 3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

SCAG staff comments. As SCAG has designated subregions, the Project is situated in the Coachella Valley Association of Governments subregion. No information is presented in the Coachella 2020 General Plan comparing year 2020 and buildout year population, housing and employment forecasts with the adopted 1994 SCAG regional growth forecasts for population, housing and employment. We are unable to determine whether the Project is consistent with this RCPG policy.

A-C

- 3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

SCAG staff comments The Draft EIR contains no information on the timing and financing of public facilities, utility systems and transportation. The Coachella General Plan does include information on the location of transportation, public utilities and facilities. Since we are unable to determine the relationship of the Coachella General Plan to adopted regional growth forecasts, we are also unable to assess consistency with this RCPG policy.

A-C

Ancillary Growth Management Policies

- 3.04 *Encourage local jurisdictions efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*

SCAG staff comments. The Draft EIR acknowledges this SCAG policy on page 8. Information on housing prices is included in the 1991 Housing Element. The Project supports this RCPG policy.

A-C

- 3.05 *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*

SCAG staff comments. The Land Use and Infrastructure Elements of the General Plan includes goals, objectives and policies which encourage urban development patterns and land uses which reduce the costs on infrastructure construction. The Project supports this RCPG policy.

A-C

- 3.07 *Support subregional policies that recognize agriculture as an industry, support the economic viability of agricultural activities, preserve agricultural land, and provide compensation for property owners holding land in greenbelt areas..*

SCAG staff comments. The Land Use and Agriculture Elements of the General Plan includes goals, objectives and policies which support the preservation of agricultural lands. The Project

A-C

supports this RCPG policy.

A-C5

- 3.08 *Encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of subregional goals and policies.*

SCAG staff comments. The Economic Development Element of the General Plan includes goals, objectives, policies and strategies which include marketing programs and other economic incentives to help stimulate economic growth in the Coachella Valley subregion and the City of Coachella. The Project supports this RCPG policy.

A-C6

- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

SCAG staff comments. The Land Use, Infrastructure and Public Services and Fiscal Elements of the General Plan includes goals, objectives and policies seek to minimize the cost of infrastructure and public service delivery, and funding of these services. The Project supports this RCPG policy.

A-C7

- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

SCAG staff comments. The Land Use, Infrastructure and Public Services, Urban Design, Economic Development and Fiscal Elements of the General Plan includes goals, objectives and policies seek to minimize red tape and expedite permitting. The Project supports this RCPG policy.

A-C8

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subdivisions.*

SCAG staff comments. The Land Use, Infrastructure and Public Services, Economic Development and Fiscal Elements of the General Plan includes goals, objectives and policies seek to support the growth of jobs in the housing-rich Coachella Valley subregion. The Project supports this RCPG policy.

A-C9

- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*

SCAG staff comments. The Land Use and Circulation Elements of the General Plan includes goals, objectives, policies and strategies which seek to design land uses the City of Coachella which reduce the need for travel and create opportunities for residents to walk or bike. The Project supports this RCPG policy.

A-C10

- 3.13 *Encourage local jurisdictions' plans to maximize the use of existing urban areas accessible to transit through infill and redevelopment.*

SCAG staff comments. The Land Use Element of the General Plan includes goals, objectives, policies and strategies which maximize the use of existing urbanized areas accessible to transit through infill and redevelopment. Specifically, the city's redevelopment efforts are further benefited by the use of enterprise zones and redevelopment plans for four project areas. The Project supports this RCPG policy. A-C1

- 3.14 *Support local plans that increase density of future development located along the regional commuter rail, transit systems and activity centers.*

- 3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*

- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*

SCAG staff comments. The Land Use Element of the General Plan includes goals, objectives, policies and strategies which support increased density of development and mixed-use clusters along transit corridors and adjacent to activity centers. The Project supports these three RCPG policies. A-C1

- 3.17 *Support and encourage settlement patterns which contain a range of urban densities..*

SCAG staff comments. The Land Use Element of the General Plan includes goals, objectives, policies and strategies which support and encourage settlement patterns which contain a range of urban densities. The Project supports this RCPG policy. A-C1

- 3.18 *Encourage planned development in locations least likely to cause adverse environmental impact.*

SCAG staff comments. The Land Use, Conservation, and Environmental Hazards and Safety Element of the General Plan includes goals, objectives, policies and strategies which encourage development in locations least likely to cause adverse environmental impacts. The Project supports this RCPG policy. A-C1

- 3.19 *National Forests shall remain permanently preserved and used as open space. SCAG shall support policies and actions that preserve open space areas identified in local, state and federal plans.*

SCAG staff comments. The Land Use, Conservation, Open Space and Parks, Agriculture and Environmental Hazards and Safety Element of the General Plan includes goals, objectives, policies and strategies which support the preservation of open space areas identified in federal, state and local plans. The Project supports this RCPG policy. A-C1

- 3.20 *Support the protection of vital resources such as wetlands, groundwater recharge areas,*

woodlands, production lands, and land containing unique and endangered plants and animals.

SCAG staff comments. The Land Use and Conservation Elements of the General Plan include goals, objectives, policies and strategies which support the protection of vital resources. The Project supports this RCPG policy. } A-C1

- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archeological sites.*

SCAG staff comments. The Conservation Element of the General Plan includes goals, objectives, policies and strategies which support the preservation and protection of cultural resources and archeological sites. The Project supports this RCPG policy. } A-C1

- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards..*

SCAG staff comments. The Land Use, Conservation, Infrastructure and Public Services, Open Space and Parks, and Environmental Hazards and Safety Elements of the General Plan includes goals, objectives, policies and strategies which discourage development or encourage the use of special design considerations in hazard areas. The Project supports this RCPG policy. } A-C1

- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

SCAG staff comments. The Conservation and Environmental Hazards and Safety Elements of the General Plan includes goals, objectives, policies and strategies which encourage mitigation measures for these environmental matters. Furthermore, the Draft EIR identifies appropriate mitigation measures for the various identified environmental impacts. The Project supports this RCPG policy. } A-C1

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

SCAG staff comments. The Housing Element of the General Plan includes goals, objectives, policies and strategies which help to increase the supply and quality of housing and the provision of affordable housing. The Project supports this RCPG policy. } A-C2

- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

SCAG staff comments. The Land Use, Infrastructure and Public Services Elements of the } A-C2

General Plan includes goals, objectives, policies and strategies which support local jurisdictions and other service providers. The Project supports this RCPG policy. } A-C2

2. The Regional Mobility Chapter (RMC) also has policies, all of which are core, that pertain to the proposed project. This chapter links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant policies in this chapter are the following:

4.01 *Promote Transportation Demand Management programs along with transit and ridesharing facilities as a viable and desirable part of the overall program while recognizing the particular needs of individual subregions.*

4.03 *Support the extension of TDM program implementation to non-commute trips for public and private sector activities.*

4.04 *Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies to mitigate travel demand if provided for as a part of the entire package.*

4.05 *Support the use of market incentives as a mechanism to affect and modify behavior toward the use of alternative modes for both commute and non-commute travel.*

SCAG staff comments.. The Circulation Element of the General Plan includes goals, objectives, policies and strategies which support the use of TDM and transit. The Project is consistent with the four TDM/RCPG policies. } A-C2

4.20 *Expanded transportation system management by local jurisdictions will be encouraged.*

SCAG staff comments.. The Circulation Element of the General Plan includes goals, objectives, policies and strategies which support the use of TSM. The Project is consistent with this RCPG policy. } A-C2

4.25 *The development of the regional transportation system should include a non-motorized transportation system that provides an effective alternative to auto travel for appropriate trips. The planning and development of transportation projects and systems should incorporate the following, as appropriate:*

a " *Provision of safe, convenient, and continuous bicycle and pedestrian infrastructure to and throughout areas with existing and potential demand such as activity areas, schools, recreational areas (including those areas served by trails), which will ultimately offer the same or better accessibility provided to the motorized vehicle.*

b " *Accessibility to and on transit (bus terminals, rail stations, Park-And-Ride lots),*

where there is demand and where transit boarding time will not be significantly delayed.

- c " *Maintenance of safe, convenient, and continuous non-motorized travel during and after the construction of transportation and general development projects. Existing bikeways and pedestrian walkways should not be removed without mitigation that is as effective as the original facility.*

SCAG staff comments. The Land Use, Circulation and Open Space and Parks Elements of the General Plan includes goals, objectives, policies and strategies which support the use of bicycle, pedestrian and other non-motorized programs. The Project is consistent with this RCPG policy. A-C2

- 4.27 *Urban form, land use and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit.*

SCAG staff comments. The Land Use, Circulation, Urban Design and Open Space and Parks Elements of the General Plan includes goals, objectives, policies and strategies which include requirements for safe and convenient non-motorized programs. The Project is consistent with this RCPG policy. A-C2

3. The Air Quality Chapter (AQC) core actions that are generally applicable to the Project are as follows:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*

SCAG staff comments. The Circulation Element of the General Plan includes goals, objectives, policies and strategies which include specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed. The Project is consistent with this RCPG policy. A-C2

4. The Water Quality Chapter (WQC) core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters. The core recommendations and policy options that are particularly applicable to the Project include the following:

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*

SCAG staff comments. The Land Use, Infrastructure and Public Services, and Conservation A-C2

Elements of the General Plan includes goals, objectives, policies and strategies which focus on watershed management programs and strategies. The Project is consistent with this RCPG policy. A-C2

- 11.05 *Support regional efforts to identify and cooperatively plan for wetlands to facilitate both sustaining the amount and quality of wetlands in the region and expediting the process for obtaining wetlands permits.*

SCAG staff comments: The Conservation Element of the General Plan includes goals, objectives, policies and strategies which focus on wetland preservation. The Project is consistent with this RCPG policy. A-C2

- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

SCAG staff comments: The Conservation and Infrastructure and Public Facilities Elements of the General Plan includes goals, objectives, policies and strategies which focus on water reclamation. The Project is consistent with this RCPG policy. A-C2

- 11.08 *Ensure wastewater treatment agency facility planning and facility development be consistent with population projections contained in the RCPG, while taking into account the need to build wastewater treatment facilities in cost-effective increments of capacity, the need to build well enough in advance to reliably meet unanticipated service and storm water demands, and the need to provide standby capacity for public safety and environmental protection objectives.*

SCAG staff comments: The Infrastructure and Public Facilities Element of the General Plan includes goals, objectives, policies and strategies which focus on the provision of adequate sewage collection and treatment facilities needed to meet current demand and future development. As noted in staff comments on policies 3.01 and 3.03, we are unable to determine whether the Project is consistent with SCAG growth forecasts. We are unable to determine whether the Project is consistent with this RCPG policy. A-C3

Conclusions and Recommendations:

- (1) As noted in the staff comments, the proposed City of Coachella General Plan 2020 and Draft Environmental Impact Statement is consistent with or supports many of the policies in the Regional Comprehensive Plan and Guide, but we are unable to determine whether the Project supports policy 3.01, 3.03 and 11.08.

Ms. Susan E. Williams
May 15, 1997
Page 10

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS is a Joint Powers Agency established under California Government Code Section 6502 et seq. Under federal and state law, the Association is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). Among its other mandated roles and responsibilities, the Association is:

! Designated by the federal government as the Region's Metropolitan Planning Organization and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134(g)-(h), 49 U.S.C. '1607(f)-(g) et seq., 23 C.F.R. '450, and 49 C.F.R. '613. The Association is also the designated Regional Transportation Planning Agency, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080.

! Responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan, pursuant to California Health and Safety Code Section 40460(b)-(c). The Association is also designated under 42 U.S.C. '7504(a) as a Co-Lead Agency for air quality planning for the Central Coast and Southeast Desert Air Basin District.

! Responsible under the Federal Clean Air Act for determining Conformity of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

! Responsible, pursuant to California Government Code Section 65089.2, for reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans required by Section 65080 of the Government Code. The Association must also evaluate the consistency and compatibility of such programs within the region.

! The authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

! Responsible for reviewing, pursuant to Sections 15125(b) and 15206 of the CEQA Guidelines, Environmental Impact Reports of projects of regional significance for consistency with regional plans.

! The authorized Areawide Waste Treatment Management Planning Agency, pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act)

! Responsible for preparation of the *Regional Housing Needs Assessment*, pursuant to California Government Code Section 65584(a).

! Responsible (along with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.

Response to Letter A

Response to comments from Southern California Association of Governments, Viviane Douche-Boules, Manager, Intergovernmental Review, May 15, 1997.

A-R1

While SCAG projections target the year 2015, it is reasonable to expect that buildout of the Coachella General Plan will occur well beyond that year. As described in Table 3.1-4 of the EIR, full buildout of the plan represents an increase of approximately 45,150 dwelling units (144,480 population) over the existing 5,347 dwelling units in the planning area. This represents a percentage increase of approximately 844% and is discussed in detail in EIR Section 3.1, Land Use. The portion of this buildout increase which will occur by the year 2015 will depend upon market demand and other factors beyond the control of the City. For reference purposes, SCAG projects the following population, housing, and employment figures for the year 2015:

SCAG 2015 Forecast of Population, Housing, and Employment			
	Population	Housing	Employment
Riverside County	2,939,000	1,146,000	849,000
Coachella Valley Subregion	588,000	293,000	177,000
City of Coachella	?	?	?

Source: SCAG Regional Comprehensive Plan, Adopted June 1994

Consequently, the SCAG forecasts and General Plan Buildout figures address different timeframes and are not contradictory.

A-R2

The Coachella General Plan contains an Infrastructure and Public Services Element intended to provide generalized guidance for the development of infrastructure within the city. Because growth cannot be predicted with certainty, the General Plan contains no specific timing for the construction of infrastructure facilities which might cause the Plan to become prematurely out of date. Rather, the General Plan relies on policies to ensure that the City is actively monitoring the ongoing need for infrastructure and has appropriate mechanisms in place to meet such needs. In particular, the Goal on page 97 reads: *"The City shall ensure the provision of public and private utilities to meet current and future demand."* Subordinate objectives and policies follow relating to particular methods for ensuring the timely provision of adequate water, sewer, drainage, and other utility infrastructure to support development as it occurs. Consequently, the Coachella General Plan is consistent with SCAG goals in this regard.

The EIR does include a discussion of planning mechanisms and funding sources as an element of impact analysis for the various City infrastructure components. The EIR concludes that no significant impact will occur with respect to infrastructure and utilities 1) because master planning documents are either in place or are being developed for each component, 2) because capital improvement plans and appropriate development fees are or will be imposed and, 3) because General Plan policy calls for the City to coordinate closely with the various utility companies. Specifically, the EIR discusses the following topics in Section 3.0 on the following pages:

Water:	page 195
Sewer:	page 201
Natural Gas:	page 205
Electricity:	page 208
Telephone, Cable:	page 209

A-R3 to A-R29

SCAG's finding that the Coachella General Plan is consistent with the referenced policies is noted.

A-R30

Because growth cannot be predicted with certainty, the General Plan contains no specific timing for the construction of sewer facilities which might cause the Plan to become prematurely out of date. Rather, the General Plan relies on policies to ensure that the City is actively monitoring the ongoing need for sewer collection and treatment facilities and has appropriate mechanisms in place to meet such needs. For example, General Plan policy on page 97 states that *"The City shall adopt and maintain a Water Master Plan with defined infrastructure and facilities, capital improvement schedules and funding sources."* Section 3.0 of the EIR, page 200 includes a discussion of the availability of future sewer treatment capacity to serve ultimate buildout concluding that *"... project-generated sewage demand would be well under capacity at build out"*. Consequently, the Coachella General Plan is consistent with SCAG goals in this regard.

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U.S. Department
of Transportation
Federal Aviation
Administration

LETTER B

Western-Pacific Region
Airports Division

P. O. Box 92007
Worldway Postal Center
Los Angeles, CA 90009

April 29, 1997

Ms. Susan E. Williams
Director of Community Development
City of Coachella
1515 Sixth Street
Coachella, California 92236

Dear Ms. Williams:

Environmental Impact Report
Proposed City of Coachella General Plan 2020
Coachella, California

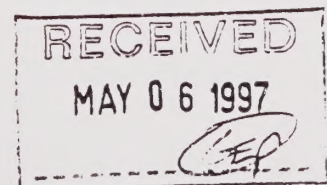
Thank you for the opportunity to review your Environmental Impact Report. It is the recommendation of the Federal Aviation Administration that any land use planning around Thermal Airport be consistent with the approved Thermal Airport Master Plan, dated October 1990, and the Riverside County Airport Land Use Plan as adopted by the Board of Supervisors in April 1984.

B-C1

If you have any questions regarding these recommendations please call our office and speak with Mr. Charles B. Lieber, Airport Planner, at (310) 725-3614.

Sincerely,

Mickeal R. Agaibi
Supervisor, Planning Section



Response to Letter B

Response to comments from U.S. Department of Transportation, Federal Aviation Administration, Mickeal A. Agaibi, Supervisor, Planning Section, April 29, 1997.

- B-R1 As shown on the General Plan Land Use Diagram (EIR Figure 3.1-5) and discussed on EIR page 3.0-23, the Thermal Airport Master Plan has been incorporated by reference and serves as the official Land Use plan for the area containing Thermal Airport. Consequently, the Coachella General Plan Update is entirely consistent with the Thermal Airport Master Plan. Staff from the County Planning Department indicates that the 1984 Riverside County Airport Land Use Plan served as an initial county wide blueprint for airports but was subsequently refined and updated by the individual airport master plans. Consequently, the Thermal Airport Master Plan is the document currently in use.

In addition to recognizing the onsite airport uses, the Coachella General Plan addresses offsite land uses and encourages compatible development on lands adjacent to the airport. The General Plan Land Use Diagram designates agricultural and industrial lands for approximately one to two miles surrounding the Thermal Airport. Both of these categories of land use are generally compatible with airport functions both in terms of noise and safety. See Letter FFFF for additional discussion.

Letter C - Southern Coachella Valley Community Services District, Glenn Crowson, General Manager,
May 19, 1997

Southern Coachella Valley Community Services District

P.O. Box 1000 • Coachella, CA 92230 • (360) 975-1100 • FAX (360) 975-1101

May 18, 1997

Glenn E. Crowson, General Manager
Southern Coachella Valley Community Services District
City of Coachella
201 West 1st Street
Coachella, CA 92230

The City of Coachella

It has come to my attention that the City of Coachella is collecting comments regarding an EIR associated with the application for the General Plan of the City. A summary of this plan was provided to us by the City of Coachella's Planning Department. We were very disappointed to discover that not only the summary of comments to May 18, 1997, but also the City of Coachella's response to the comments, was not included in the summary. We are not sure if the City of Coachella is not aware of the summary of comments or if the City of Coachella is not aware of the summary of comments. We are not sure if the City of Coachella is not aware of the summary of comments or if the City of Coachella is not aware of the summary of comments.

The City of Coachella was formed by the voters in 1992 to provide approximately 100,000 residents with a public water supply system in the area. The Coachella Valley Water and Sanitation Agency has adopted an System of Influence. We have all shared a great deal of information that we are all working on. We are all working on a great deal of information that we are all working on. We are all working on a great deal of information that we are all working on. We are all working on a great deal of information that we are all working on.

It has been noted to me recently that it appears to me recently, the Coachella Valley Water and Sanitation Agency, the Coachella Valley Water and Sanitation Agency, the Coachella Valley Water and Sanitation Agency, and the Coachella Valley Water and Sanitation Agency were also all working on. We are all working on a great deal of information that we are all working on. We are all working on a great deal of information that we are all working on. We are all working on a great deal of information that we are all working on.

Sincerely,
Glenn E. Crowson, General Manager

LETTER C

Southern Coachella Valley Community Services District

P. O. Box 302 - Thermal, CA 92274 - 619-399-5771 - FAX-619-399-1552

Board of Directors

President Rebecca Broughton, Vice President Eddie Walker, Treasurer Treesa Cotton, Members Norm Cady and David Sanchez

May 19, 1997

Susan E. Williams, Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Ms Williams:

It has come to our attention that the City of Coachella is soliciting comments regarding an EIR associated with the updating/amending the General Plan of the City. A summary of this plan was provided to us yesterday by the County Supervisor's office. We were very dismayed to discover that not only the deadline for submittal of comments is May 31, 1997 (which is too late to have this item placed on the agenda for our elected body to review), but our agency is not even on the mailing list of the City of Coachella.

C-C1

The SCVCSD was formed by the voters in 1985 to provide supplemental law enforcement and to provide for the solid waste collection in the area. The boundaries have been set since that time and LAFCO has adopted our Sphere of Influence. We have an elected Board of Directors that meet on a monthly basis. Our boundaries are from your existing City limits down to the Imperial County line on the west side of the sea, and extend down to Cleveland Road on the east side.

C-C2

It has also come to our attention that in addition to our agency, the Thermal Community Council, the Thermal Community Service Area, the Thermal Chamber of Commerce, and the Thermal Sanitary District were also not contacted. Since the City of Coachella's proposed planning area intrudes on all these agencies, proper notification was not followed.

C-C3

Serving the Communities of Mecca, Oasis, and Thermal

Williams, City of Coachella

Page 2.

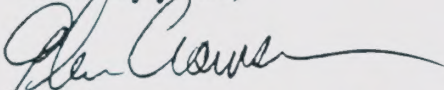
Therefore, it is essential for the City to delay its completion of the EIR and extend the deadline so the City may properly notify all the effected agencies. We also suggest that a public hearing be held in the Thermal area so the City may hear the questions and comments of the residents and businesses of the area. We realize that a public hearing is not required at this point, but if the City of Coachella has good intentions for the people of this area it would be an excellent gesture of good faith.

C-C4

Please let me know your decision regarding the extension of the deadline. Your cooperation and understanding in this matter will prevent us from having to take any further action.

Thank you.

Sincerely yours,



Glenn Crowson, General Manager

C: -SCVCSD Board of Directors;

-Ms. Mary Binning, SCVCSD Attorney, Rourke, Spradlin, & Smart, Orange, CA;

Thermal2/wpd-CMS

Glenn Crowson

Management Services

P.O. Box 2127
Palm Springs, CA 92263

(619) 329-2813 ♦ Fax (619) 329-2507

Response to comments from Southern Coachella Valley Community Services District, Glenn Crowson, General Manager, May 19, 1997.

Response to Letter C:

- C-R1 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by the Southern Coachella Valley Community Service District (SCVCSD) board and other interested members of the public. The SCVCSD was added to the mailing list to receive all future public notifications regarding this project.
- C-R2 The existence and boundaries of the SCVCSD are acknowledged. The Coachella General Plan update will in no way affect the existence or function of this entity.
- C-R3 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by the Thermal Community Council, the Thermal Community Service Area, the Thermal Chamber of Commerce and other interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- C-R4 At the time this letter was received, the public hearing process had not yet begun and there was ample opportunity for all interested citizens to provide input and voice their opinions. Interested members of the public who commented on the EIR were included on the mailing list to receive future notifications regarding the project.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research.

4. The fourth part of the document discusses the implications of the findings and provides recommendations for future research. It also includes a conclusion that summarizes the main points of the study.

5. The fifth part of the document contains a list of references and a bibliography. It includes citations to all the sources used in the study.

6. The sixth part of the document contains a list of appendices. It includes all the supplementary material that is related to the study.

7. The seventh part of the document contains a list of figures. It includes all the graphs and charts that are used in the study.

8. The eighth part of the document contains a list of tables. It includes all the tables that are used in the study.

9. The ninth part of the document contains a list of equations. It includes all the mathematical formulas that are used in the study.

10. The tenth part of the document contains a list of definitions. It includes all the terms and concepts that are used in the study.

11. The eleventh part of the document contains a list of acknowledgments. It includes all the people and organizations that have helped in the study.

12. The twelfth part of the document contains a list of footnotes. It includes all the additional information that is related to the study.

13. The thirteenth part of the document contains a list of references. It includes all the sources used in the study.

14. The fourteenth part of the document contains a list of appendices. It includes all the supplementary material that is related to the study.



LETTER D

May 20, 1997

City Of Coachella.
Department of Community
Development
1515 Sixth Street,
Coachella. CA 92236

Edyth L. Morrison
55-230 Rue Marne
Thermal, CA 92274
398-0881

I'm a property owner/resident of the Thermal mailing address of Thermal and a registered voter.

In regards to this attempt to take over part of Thermal I would like to make it known that we want the existing boundaries of Thermal to remain as is. We bought in here about 21 years ago in a Thermal community. I want our area kept Thermal.

I feel that the people of the area should have a voice in keeping it Thermal. I for one and all of my neighbors I have talked to have not been notified of this possible change. I believe that we should be able to have a voice in this matter as it affects all of us. We should of been notified of this change of our status, not a word from mouth to mouth from neighbor to neighbor about it at the last few days before it is voted on. Apparently the ones putting this together already know how we feel about this annexing so they tried to make sure we knew nothing about it untill too late to protest.

D-C1

D-C2

The city of Coachella has failed to show the financial stability to maintain the services of their existing city limits much less any new area. Why should we be penalized to satisfy their budget??? The appraisers have estimated the value of our property would drop 35% if located within City of Coachella. Why should we be penalized to satisfy Coachella????

D-C3

The Southern Coachella Valley Community Service District that has already been established and was voted on, to remain the same, and the boundaries of the Thermal Community of Interest should be the same on the North and West as the Southern Coachella Valley community Service District.

D-C4

I am completely opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

Sincerely



Edyth L. Morrison

Response to Letter D

Response to comments from Edyth L. Morrison, May 20, 1997.

- D-R1 The State of California has established certain notification and public comment procedures for Environmental Impact Reports and General Plans. These include distribution of a Notice of Preparation to affected agencies, publication of appropriate notices in a local newspaper, and completion of a 45 day public review period. This is followed by meetings of the Coachella Planning Commission and City Council. According to the State process, the general community is noticed via the publication in the newspaper of largest circulation in the project area. The project was noticed in the Desert Sun newspaper on May 31, 1997. Copies of the various documents have been made available for review at the Max T. McCandless Library in Indio as well as the Coachella Library.

At the time this letter was received, the public hearing process had not yet begun and there was ample opportunity for all interested citizens to provide input and voice their opinions. Interested members of the public who commented on the EIR were included on the mailing list to receive future notifications regarding the project.

- D-R2 The project under consideration is a General Plan update for the City of Coachella. It is not an annexation or amendment of the City's Sphere of Influence, nor does it in any way establish formal boundaries for the City of Coachella. In fact, the City has no power to annex land or amend its own sphere of influence. These types of actions are governed by the Riverside County Local Agency Formation Commission (LAFCO). These procedures require substantial time, public notification, and demonstration of financial capability on the part of the City before LAFCO will approve any amendment of this nature to City boundaries.

The General Plan boundaries need not conform to a City's incorporated limits or sphere of influence. In fact, State Law requires a city to set the boundaries of a General Plan not on the basis of arbitrary political boundaries but rather, as necessary to adequately plan for the future of its community. The proximity of Thermal, especially the Thermal Airport, and its potential impact on Coachella make it prudent for Coachella to address the Thermal area in its General Plan.

- D-R3 As stated above, inclusion in the Coachella General Plan does not annex any property into the City of Coachella and would not affect any appraisal or other property valuation. Neither would it shift responsibility for the maintenance of any streets from the County to the City. Properties which are presently in the unincorporated County will remain under County jurisdiction.
- D-R4 The status of the Southern Coachella Valley Community Service District, the Thermal Community of Interest, the Thermal Community Council and any other local organizations will be unaffected by inclusion of this area in the Coachella General Plan. These entities will remain in effect as before.

Letter E - Genevieve Codekas, May 17, 1997

Coachella City Hall
Planning Department
400 West Street
Coachella, California 92230

Dear Sirs:

Recently I became aware of Coachella's EIR and General Plan 2011 which would include as property in Coachella's sphere of influence.

I am writing to protest this plan. I was never notified in the development of this plan nor was I notified that a plan was being developed. I do not wish to be part of Coachella.

The city of Coachella has a very rich people of surviving and living for the new generation. I do not want to have to deal with the consequences.

Sincerely,

Genevieve Codekas

Genevieve Codekas
35-197 Jackson
Thermal, California
92586

10/1/77

10/1/77

10/1/77

10/1/77

10/1/77

10/1/77

10/1/77

10/1/77

10/1/77

May 17, 1997

Coachella City Hall
Planning Department
1515 Sixth Street
Coachella, California 92236

Gentlemen:

Recently I became aware of Coachella's EIR 96-1
2020 General Plan SCH 96071011 which would include my
property in Coachella's sphere of influence.

E-C1

I am writing to protest this plan. I was never con-
sulted in the development of this plan nor was I notified
that a plan was being developed. I do not wish to be part
of Coachella.

E-C2

The city of Coachella has a very poor record of
solving and caring for its own problems. I do not
wish to have to deal with its incompetence. 1

E-C3

Sincerely,

Genevieve Codekas

Genevieve Codekas
56-290 Jackson
Thermal, California
92274

Response to Letter E

Response to comments from Genevieve Codekas, May 17, 1997.

E-R1 Comment noted. See Letter D, response D-R2.

E-R2 The deadline for public comment on the EIR has been extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

E-R3 Comment noted. See Letter D, response D-R2.

Letter F - Elvera Codekas

Coachella City Hall
1515 Ave Street
Coachella, CA 92220

June 24th,

I am writing to tell you as a member of the Thermal
Community Council, and a member of the Thermal Area Board
I am against Coachella's Plan 1001 General Plan 1001
1001011 to be the city's plan, it is not a plan of
action.

1. I am not happy to be a member of a
community that has been so badly treated.

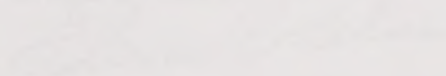
2. I am not happy to be a member of a
community that has been so badly treated.

3. I am not happy to be a member of a
community that has been so badly treated.

4. I am not happy to be a member of a
community that has been so badly treated.

Sincerely,

Elvera Codekas



3000 1001 Ave Street
Thermal, CA 92274

cc: Thermal Community Council
P.O. Box 1001
Thermal, CA 92274

Copy

LETTER F

Coachella City Hall Planning
1515 6th Street
Coachella, CA 92236

Dear Sirs:

I am writing to tell you as a member of the Thermal
Community Council, and a resident in the Thermal area that
I am against Coachella EIR-96-I, 2020 General Plan SCH
96071011 to include our property in your sphere of
influence. } F-C1

1. I was never notified as a Council member or a
resident that their plan was being developed. } F-C2

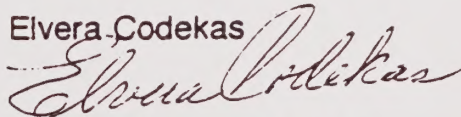
2. Economically we have our own Community
Service District; along with our Community Council meeting
our needs. } F-C3

3. Traditionally we have always been a separate
community and have nothing in common with Coachella. } F-C4

4. Coachella has a very poor record in maintaining
the area that is has now, and there is no need to create
problems for us in Thermal. } F-C5

Sincerely,

Elvera Codekas



56-960 South Jackson St.
Thermal, CA 92274

c.c. Thermal Community Council
P.O. Box 284
Thermal, CA 92274

8pt

Response to Letter F

Response to comments from Elvera Codekas.

F-R1 Comment noted. See Letter D, response D-R2.

F-R2 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

F-R3 Comment noted. See Letter D, response D-R2.

F-R4 Comment noted. See Letter D, response D-R2.

F-R5 Comment noted. See Letter D, response D-R2.

Letter G - Paul R. Talley, Elizabeth L. Talley, May 19, 1997

Paul R. Talley

Elizabeth L. Talley

12724 Delmar Drive

Coachella, California 92224

Phone: 760/865-1234

May 18, 1997

City of Coachella

Planning Department

1815 Main Street

Coachella, California 92224

Re: 2000-2001 General Plan and EIR (2000-2001)

We are very interested in the City of Coachella's efforts to influence the future of the Coachella Valley and its area. We are very interested in the City of Coachella's efforts to influence the future of the Coachella Valley and its area. We are very interested in the City of Coachella's efforts to influence the future of the Coachella Valley and its area.

Coachella has a rich history and a bright future. We are very interested in the City of Coachella's efforts to influence the future of the Coachella Valley and its area. We are very interested in the City of Coachella's efforts to influence the future of the Coachella Valley and its area.

Paul R. Talley

Elizabeth L. Talley

City of Coachella
Planning Department
1815 Main Street
Coachella, California 92224

LETTER G

Paul R. Talley
Elizabeth L. Talley
82836 Beckman Drive
Thermal, California 92274

May 19, 1997

City of Coachella
Planning Department
1515 Sixth Street
Coachella, California 92236

Re: EIR 96-1 General Plan 220 SCH 96071011

We are very distressed to see the expanding boundaries for the Coachella sphere of influence. We here on Beckman Drive, and others in our area who came under Coachella's sphere of influence without our knowledge or consent, in what we considered to be a covert operation, fear this is the first step toward annexation.

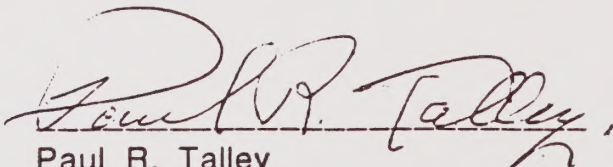
} G-C1

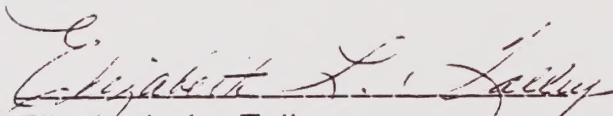
} G-C2

Coachella has trouble governing the territory it now controls. Property values are lower in Coachella, streets are unimproved, etc., etc.

} G-C3

We do not wish to become a part of Coachella in any way, shape or form!


Paul R. Talley


Elizabeth L. Talley

ELT:nb

cc: Thermal Community Council
Riverside Local Agency Formation Commission

Response to Letter G

Response to comments from Paul R. Talley, Elizabeth L. Talley, May 19, 1997.

G-R1 Comment noted. See Letter D, response D-R2.

G-R2 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

G-R3 Comment noted. See Letter D, response D-R3.

Letter H - L.R. Pepper Ranch, Dorothy Pepper, May 19, 1997

Page 1 of 1

Subject: [REDACTED]

Date: [REDACTED]

Reference: [REDACTED]

Classification: [REDACTED]

LETTER H

L. R. PEPPER RANCH

May 19, 1997

55-140 CALHOUN

THERMAL, CALIFORNIA 92274

PHONE: (619) 398-0727

To the Coachella Planning Department:

H-C1 [This is to register my opposition
to being annexed into any city.
We chose to live in a rural area
and do not want to be changed.

H-C2 [We received no official notice
but I've been told Coachella plans
to annex our area.
City regulations would change
my lifestyle.

As in previous attempts to
Coachella to take in our area,
my neighbors and I say "please
leave us alone!" we prefer an
unincorporated location.

Sincerely,
Mrs. Dorothy Pepper

cc to Mike Wells, Chm. Thermal Council

Response to Letter H

Response to comments from L.R. Pepper Ranch, Dorothy Pepper, May 19, 1997.

H-R1 Comment noted. See Letter D, response D-R2.

H-R2 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter I -

Jose Luis Duran

To: City of Coachella Department of
Community Development.

I-C1

I am not in favor of your
annexation of the property in
question.

I-C2

You failed to give us any
notice of your actions, further-
more, you can not take care
of the community you represent,
your crime rate is the highest
in the valley.

I-C3

I-C4

I also believe that it
would devalue our property
and raise our taxes.

I-C5

We are used to living a
rural life style, you would
just try to come in and ruin
our life style for your financial
gain.

Sincerely,

Joe Luis Duen

Response to Letter I

Response to comments from Jose Luis Duran.

- I-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- I-R2 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- I-R3 Comment noted. See Letter D, response D-R2.
- I-R4 Comment noted. See Letter D, response D-R3.
- I-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

Letter J - Uiltje and Jill Mensonides, May 21, 1997

City of Coachella

City of Coachella, CA

1111 Main Street

Coachella, CA 92230

Re: 200-10-1 General Plan EIR

Gentlemen:

I am writing to you in order to express my appreciation to the City of Coachella regarding the General Plan EIR, 200-10-1, City of Coachella General Plan EIR.

J-01 The City has been very helpful in providing us with information about the status of the project. We are very grateful for the information and the fact that the project is being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner.

J-02 The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner.

J-03 The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner.

J-04 The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner. The project is a very important one and we are very pleased to see it being done in a timely and efficient manner.

Sincerely,

Uiltje and Jill Mensonides
Uiltje and Jill Mensonides
Uiltje and Jill Mensonides
Uiltje and Jill Mensonides
Uiltje and Jill Mensonides

Uiltje and Jill Mensonides

1. Introduction

The first part of the report

is a brief

introduction to the topic

2. The second part of the report

3. The third part of the report

4. The fourth part of the report

5. The fifth part of the report

6. The sixth part of the report

7. The seventh part of the report

8. The eighth part of the report

9. The ninth part of the report

10. The tenth part of the report

11. The eleventh part of the report

12. The twelfth part of the report

13. The thirteenth part of the report

14. The fourteenth part of the report

15. The fifteenth part of the report

16. The sixteenth part of the report

17. The seventeenth part of the report

18. The eighteenth part of the report

19. The nineteenth part of the report

20. The twentieth part of the report

21. The twenty-first part of the report

22. The twenty-second part of the report

23. The twenty-third part of the report

24. The twenty-fourth part of the report

LETTER J

May 21, 1997

City of Coachella
Dept. of Community Dev.
1515 Sixth Street
Coachella, CA 92236

RE: EIR #96-1 General Plan 2020

Gentlemen:

I would like to submit this letter to voice our opposition to the City of Coachella amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

J-C1

The City has not provided us or anyone else we have spoken to notification of the above with the opportunity to publicly voice our opinion - it is being done very sneaky, and this is not legal. The people of the area should have a voice in this plan - perhaps the City should be reminded this is the United States of America not Russia!

J-C2

We purchased our property in 1974 to raise our family in a rural atmosphere and have been very happy with the unincorporated area of Thermal. The people here that would be included in the City's proposed plan have created their own government through a Community Service Area, a Community Services District, water district, solid waste disposal system, parks district, and are represented by a Community Council. There is no need for more government from the City of Coachella.

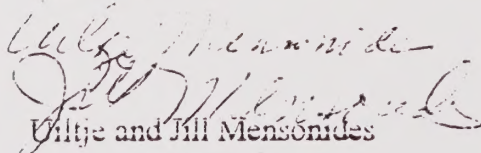
J-C3

The EIR "conveniently" failed to mention the loss of land value that occurs when property is brought into the city limits. The City of Coachella has it's hands full with what they have right now to keep the services maintained in their existing City limits much less any new area.

J-C4

In closing we would like to very strongly make the point that **AGRICULTURAL LAND (WHAT LITTLE IS LEFT) MUST REMAIN IN THE UNINCORPORATED AREA!!**

Sincerely,


Vilje and Jill Mensonides
55-021 Calhoun St.
Thermal, CA 92274

cc: Thermal Community Council

Response to Letter J

Response to comments from Uiltje and Jill Menzonides, May 21, 1997.

- J-R1 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- J-R2 Comment noted. See Letter D, response D-R4.
- J-R3 Comment noted. See Letter D, response D-R3.
- F-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

Letter K -

Tellis Codekas

Thermal Community Council
P.O. Box 204
Thermal, California

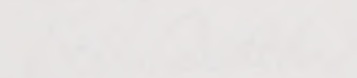
Dear Sirs:

I hereby declare a sale of the City of Coachella
General Plan 2011-2021. I am a resident of the
City of Coachella and I am a member of the City of Coachella.

I have at this time declared my property being
located at 1000 10th Street, Thermal, California
is included in the formation of the City of Coachella
General Plan 2011-2021. I am a resident of the City of Coachella
and I am a member of the City of Coachella.

I am the only person who has any interest in the
City of Coachella and I am a member of the City of Coachella
and I am a resident of the City of Coachella.

Sincerely,


Tellis Codekas
1000 10th Street
Thermal, CA 92586

City of Coachella City Hall Planning
1000 10th Street
Coachella, CA 92520

STANDARD FORM NO. 64

STANDARD FORM NO. 64

STANDARD FORM NO. 64

STANDARD FORM NO. 64 (Rev. 1-64) (GSA GEN. REG. NO. 27)

STANDARD FORM NO. 64 (Rev. 1-64) (GSA GEN. REG. NO. 27)

STANDARD FORM NO. 64 (Rev. 1-64) (GSA GEN. REG. NO. 27)

STANDARD FORM NO. 64 (Rev. 1-64) (GSA GEN. REG. NO. 27)

STANDARD FORM NO. 64 (Rev. 1-64) (GSA GEN. REG. NO. 27)

LETTER K

Thermal Community Council
P.O. Box 2184
Thermal, California

Dear Sirs:

I recently became aware of the City of Coachella
general plan SCH 96071011 EIR 96--1 which will
include all of my property in this area.

I wish at this time to protest my property being
included in this proposal. Never have I been
interviewed or consulted in the formation of this plan.
It appears that the plan seemed to be concealed from
the owners of property in the entire Thermal area.

} K-C1
} K-C2

For the life of me, I cannot imagine any reason to be
included in the Coachella sphere of influence. It has
absolutely no beneficial advantages for my holdings
in the county area.

} K-C3

Sincerely,

Tellis Codekas

Tellis Codekas
56-960 South Jackson
Thermal, CA 92274

c.c.Coachella City Hall Planning
1515 6th Street
Coachella, CA 92236

Response to Letter K

Response to comments from Tellis Codekas.

- K-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- K-R2 Comment noted. See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- K-R3 Comment noted. See Letter D, response D-R2.

Letter L - Mary Vasquez Ruiz

Faint, illegible text in the upper section of the page, possibly representing a list or introductory paragraph.

Main body of the document containing several paragraphs of extremely faint, illegible text. The text appears to be organized into distinct sections, but the content is not discernible.

To Whom it may Concern,

Regarding This Annexation of our community to Coachella, "EIR-96-1 - Plan 2020"

L-C1 { I'm appalled at the way Coachella is sneaking this thru without giving notice to residents of our Town in any way.

L-C2 { I must say after talking it over with neighbors that no one is in favor of such a drastic move.

L-C3 { Coachella is not qualified to serve us in any way that will benefit the residents of Thermal.

L-C3 { There are so many reasons to point out that are now wrong in Coachella that we do not want to be tied with. We are satisfied as things are for now here.

Firmly I oppose This Move.

Parcel # 757024009-4

Res- 87-244 - Center St.
Thermal, Cal,

Mary Ruiz

Response to Letter L

Response to comments from Mary Vasquez Ruiz.

- L-R1 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- L-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- L-R3 Comment noted. See Letter D, response D-R2.

Letter M - William M. Morrison, May 20, 1997

City of Coachella
 Planning & Development
 Department
 1115 North Street,
 Coachella, CA 92230

William M. Morrison
 12-110 East Street
 Thermal, CA 92583
 760-922-1111

It is a primary responsibility of the Thermal Planning Commission to provide a long-term vision for the city of Thermal and its surrounding areas.

In response to this request to take over part of Thermal's planning commission, we agree that we will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas. I will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas.

Thermal is Coachella Valley's premier resort destination and is a major source of revenue for the city of Thermal and its surrounding areas. I will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas.

We have in our area a rural lifestyle and we will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas. I will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas.

We have in our area a rural lifestyle and we will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas. I will be able to provide the city of Thermal with a long-term vision for the city of Thermal and its surrounding areas. M-C1

The Southern Coachella Valley Community Service District (SCVSD) was created in 1991 and was the first of its kind in the Coachella Valley. It was created to provide services to the residents of the Coachella Valley. M-C1

I am completely opposed to the approval of expanding the SCVSD's jurisdiction to include the city of Thermal. M-C1

Sincerely,

William M. Morrison
 Mayor, City of Thermal

Subject: English

Topic: The Great Gatsby

1. The Great Gatsby is a novel by F. Scott Fitzgerald. It is set in the 1920s in the United States. The story is about a man named Jay Gatsby who is very rich and powerful. He is in love with a woman named Daisy Buchanan. Daisy is married to another man, but Gatsby wants her to leave her husband and be with him. Gatsby is a very mysterious man. He has a lot of money, but he is not happy. He is always looking for something more. He is always looking for the perfect moment to tell Daisy how he feels. He is always looking for the perfect moment to win her back. He is always looking for the perfect moment to be with her. He is always looking for the perfect moment to be with her.

2. The Great Gatsby is a novel by F. Scott Fitzgerald. It is set in the 1920s in the United States. The story is about a man named Jay Gatsby who is very rich and powerful. He is in love with a woman named Daisy Buchanan. Daisy is married to another man, but Gatsby wants her to leave her husband and be with him. Gatsby is a very mysterious man. He has a lot of money, but he is not happy. He is always looking for something more. He is always looking for the perfect moment to tell Daisy how he feels. He is always looking for the perfect moment to win her back. He is always looking for the perfect moment to be with her. He is always looking for the perfect moment to be with her.

3. The Great Gatsby is a novel by F. Scott Fitzgerald. It is set in the 1920s in the United States. The story is about a man named Jay Gatsby who is very rich and powerful. He is in love with a woman named Daisy Buchanan. Daisy is married to another man, but Gatsby wants her to leave her husband and be with him. Gatsby is a very mysterious man. He has a lot of money, but he is not happy. He is always looking for something more. He is always looking for the perfect moment to tell Daisy how he feels. He is always looking for the perfect moment to win her back. He is always looking for the perfect moment to be with her. He is always looking for the perfect moment to be with her.

LETTER M

May 20, 1997

City Of Coachella.
Department of Community
Development
1515 Sixth Street,
Coachella. CA 92236

William M. Morrison
55-230 Rue Marne
Thermal, CA 92274
398-0881

I'm a property owner/resident of the Thermal mailing address of Thermal and a registered voter.

In regards to this attempt to take over part of Thermal I would like to make it known that we want the existing boundaries of Thermal to remain as is. We bought in here about 21 years ago in a Thermal community. I want our area kept Thermal.

The city of Coachella failed to provide proper notification to obtain input from the public and other organizations. } M-C1

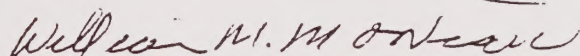
We have in our area a rural lifestyle and would not be conducive to city code enforcement, rules and regulations and bureaucratic involvement brought upon by City annexation. } M-C2

We have in the unincorporated area included in the City's proposed plan have created our own government through a Community Service Area, A Community Service District, Water District, Solid Waste disposal System, Parks District, and are represented by a Community Council. Their is no need for more government from the City of Coachella. } M-C3

The Southern Coachella Valley Community Service District that has already been established and was voted on, to remain the same, and the boundaries of the Thermal Community of Interest should be the same on the North and West as the Southern Coachella Valley community Service District. } M-C4

I am completely opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020. } M-C5

Sincerely


William M. Morrison

Response to Letter M

Response to comments from William M. Morrison, May 20, 1997.

M-R1 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

M-R2 Comment noted. See Letter D, response D-R2.

M-R3 Comment noted. See Letter D, response D-R4.

M-R4 Comment noted. See Letter D, response D-R2.

M-R5 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

Letter N - Treasa Cotton, May 22, 1997

Ms. Treasa Cotton,
City of Coachella
1111 North Avenue
Coachella, CA 92230

Dear Treasa:

I am writing to you regarding the issue of the City of Coachella's General Plan.

I am writing to you regarding the issue of the City of Coachella's General Plan. I am writing to you regarding the issue of the City of Coachella's General Plan.

It would appear that Coachella's General Plan has been revised in a way that is not in the best interests of the City. The revised plan contains several changes that are not in the best interests of the City. The revised plan contains several changes that are not in the best interests of the City.

Through the process of the General Plan, the City of Coachella has been able to address the issues of the City. The City of Coachella has been able to address the issues of the City.

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LETTER N

May 22, 1997

Susan E. Williams, Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Susan:

I was quite surprised to learn of the "City of Coachella General Plan 2020."

I was under the impression that to complete a process such as this the information would have to be made available to the public for their input on the Environmental Impact Report portion of the process.

N-C1 It would appear that Coachella's process has been cloaked in secrecy and, therefore, the process is flawed. The time allowed for comments is rapidly closing and without notifying property owners or governing bodies in the effected areas, there would be no comments so it would appear on the surface that all in the proposed expansion area would concur with your General Plan proposal.

N-C2 Through the grapevine we have heard of your proposal and this letter is to state my personal opposition to the plan and ask that this letter be included in the EIR portion of the proposal.

N-C3 As you well know, I own property in the City of Coachella which, incidentally, has been appraised by a realtor-broker to be 65% of the actual value. The reason being given for the loss of property value is because it has a Coachella address.

I own another 21 acres which lies in your proposed planning study area. I am adamantly opposed to the City of Coachella planning anything for any more of my property which would take another 35% dump in value simply because of having the City of Coachella being tagged on to the address.

Over and above my personal feelings, there are some other items that I feel should be addressed:

N-C4 1. On September 24, 1987, Coachella was turned down on an annexation proposal. One of the reasons for the denial was that "75% of the existing City limits of Coachella is presently vacant and undeveloped. In LAFCO staff's opinion, the City of Coachella should be encouraged to infill the undeveloped lands currently within its City limits prior to including additional territory to the City or Coachella's Sphere of Influence."

N-C5 2. At the same LAFCO hearing on September 24, 1987, the Southern Coachella Valley Community Services District was awarded a SPHERE OF INFLUENCE as outlined in their application which covers the presently unincorporated areas that you have included in your General Plan Study. Yet you chose not to inform the SCV CSD of your intentions or to solicit any comments from property owners or other existing agencies in the unincorporated area.

SPC

N-C6

3. You state on page 91 of the INFRASTRUCTURE section that except for Thermal, sewer service to all unincorporated areas is handled by Coachella Valley Water District. This is no longer true. Thermal Sanitary District was recently dissolved and all sewer service is now handled by CVWD.

N-C7

4. You have excluded the area on the North East portion of Avenue 48 and Van Buren Streets, commonly known as the Carver Tract. This is a very poor section, desperately in need of City services. Because it is such a poor area and in such dire need, neither the City of Indio or the City of Coachella wants to take on the responsibility of services to this area. This effectively creates an unincorporated island surrounded by cities. LAFCO strongly discourages the creation of islands such as this. If Coachella feels the need to expand so far to the South, why not go two blocks more North and do something for the people of the Carver Tract?

N-C8

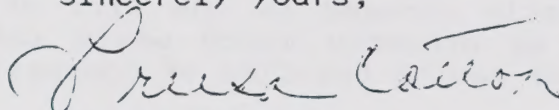
The area that you are planning for as your ultimate desire to control are largely agricultural and equestrian areas. In the past the property owners and residents have made their wishes known that they prefer to stay out of any city's jurisdiction and are very content to be unincorporated and to have their services remain as are provided for at the present time.

The City of Coachella is currently in a very poor financial position, as most cities are, and is unable to provide adequate services within the present City limits.

Your proposal is premature, inaccurate, uninvited, and will incur large expenses on the part of the City of Coachella if this course of action is pursued.

Thank you for your time and consideration of the above comments.

Sincerely yours,



Treesa Cotton
84-850 Avenue 58
Thermal, CA 92274

CC: Thermal Community Council

Southern Coachella Valley
Community Services District

Response to Letter N

Response to comments from Treesa Cotton, May 22, 1997.

- N-R1 See Letter D, response D-R4. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- N-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella
- N-R3 Comment noted. See Letter D, response D-R3.
- N-R4 Comment noted. See Letter D, response D-R2.
- N-R5 Comment noted. See Letter D, response D-R4. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public.
- N-R6 At the time the Draft EIR was written, the Thermal Sanitary District was still in effect. Its pending annexation to CVWD was acknowledged, however, in Draft EIR Section 3.0 page 197 which states, *"The Thermal Sanitary District contracts with the Coachella Sanitary District for collection and treatment services, but is planned for annexation into the Coachella Valley Water District in early 1997."* It is noted that this incorporation has now occurred and that the Thermal Sanitary District has been annexed by CVWD.
- N-R7 Discussions with the Riverside Local Agency Formation Commission (LAFCO) indicate that the Carver tract is bordered on three sides by the City of Indio City limits and is located within the Sphere of Influence of the City of Indio. Consequently, the logical jurisdiction to annex would be the City of Indio. Annexations of this area attempted in the past have not been successful due to opposition by residents living in the area.
- N-R8 Comment noted. See Letter D, response D-R2.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial data and for providing a clear audit trail. The text also mentions the need for regular reviews and updates to the records to reflect any changes in the data.

The second part of the document outlines the procedures for handling discrepancies or errors in the records. It states that any such issues should be identified immediately and reported to the appropriate authority. The text also provides guidance on how to investigate the cause of the error and how to prevent it from recurring.

The third part of the document discusses the importance of maintaining the confidentiality of the financial data. It states that all information should be kept secure and that access should be restricted to authorized personnel only. The text also mentions the need for regular security audits to ensure that the data is protected from unauthorized access.

The fourth part of the document outlines the procedures for archiving and retrieving the financial data. It states that all records should be stored in a secure and accessible manner, and that they should be easily retrievable when needed. The text also mentions the need for regular backups of the data to ensure that it is not lost.

The fifth part of the document discusses the importance of maintaining the accuracy of the financial data. It states that all transactions should be recorded accurately and that any errors should be corrected immediately. The text also mentions the need for regular reviews and updates to the records to reflect any changes in the data.

The sixth part of the document outlines the procedures for handling discrepancies or errors in the records. It states that any such issues should be identified immediately and reported to the appropriate authority. The text also provides guidance on how to investigate the cause of the error and how to prevent it from recurring.

The seventh part of the document discusses the importance of maintaining the confidentiality of the financial data. It states that all information should be kept secure and that access should be restricted to authorized personnel only. The text also mentions the need for regular security audits to ensure that the data is protected from unauthorized access.

The eighth part of the document outlines the procedures for archiving and retrieving the financial data. It states that all records should be stored in a secure and accessible manner, and that they should be easily retrievable when needed. The text also mentions the need for regular backups of the data to ensure that it is not lost.

Letter O - City of Coachella Building Department, May 6, 1997

The City of Coachella is reviewing your request for a building permit. The City of Coachella Building Department is required to review all building permits to ensure that they comply with the City of Coachella Building Department's rules and regulations. The City of Coachella Building Department is required to review all building permits to ensure that they comply with the City of Coachella Building Department's rules and regulations.

1. The City of Coachella Building Department is required to review all building permits to ensure that they comply with the City of Coachella Building Department's rules and regulations.
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City of Coachella
Building Department
1211 Main Street
Coachella, CA 92524

City of Coachella
Building Department
1211 Main Street
Coachella, CA 92524



LETTER O

The City of Coachella is requesting comments regarding **Environmental Impact Report #96-1** prepared pursuant to the California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) for the above referenced projects. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities, and/or services;
- Recommended conditions that your agency believes would mitigate any potential, adverse environmental impacts; or
- Input regarding the impacts that you may identify that you believe may cause any significant potential, adverse environmental impacts which cannot be avoided through conditions imposed as mitigation measures. Please recommend the scope and focus of additional studies which may be helpful in identifying the environmental impacts and mitigation measures.
- Recommended changes and/or additions that your agency believes would improve the applicability of the proposed amendments within the scope of your agency's authority or would satisfy other regulations and concerns for which your agency is responsible.

Please respond in writing by May 31, 1997, so that we may include your input in the analysis and recommendations regarding City of Coachella General Plan 2020. Please type or print legibly so that we may correctly include your comments.

No Comments from Bldg. Dept. at } O-C1
This time

Environmental Impact Report # 96-1, City of Coachella General Plan 2020 EIR, SCH #96071011

Comments made by: Pat Trussard

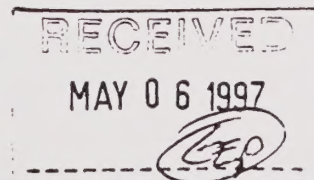
Date: 5/6/97

Printed Name & Title: Bldg. Insp. II

Agency: City of Coachella

Telephone: (760) 398-3002 ext 24

Please return your comments to:
CITY OF COACHELLA
Department of Community Development
1515 Sixth Street
Coachella CA 92236



Response to Letter Q

Response to comments from City of Coachella Building Department, May 6, 1997.

O-R1 "No comment" is noted.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year. The letter is written in a very formal and dignified style, and it is a very good example of the President's power and authority.

Paul R. Beaty & Associates
Aquatic Consultants

May 23, 1997

Susan Williams
Director of Housing and Community Development
City of Coachella
1515 6th Street
Coachella, CA 92236

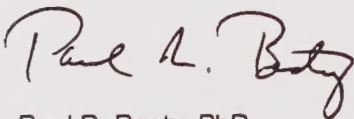
Dear Ms. Williams:

I have recently acquired 30 acres of property at the corner of Avenue 53 and Calhoun. It was brought to my attention that the City of Coachella is intending to annex this land. At this time, I am strongly opposed to this annexation as I do not have enough information or know what the implications of this action would be. Driving around the City of Coachella, I notice poor maintenance of the streets and many other deficiencies. I am also concerned with the information I see on television and in the newspaper regarding city council actions and disputes and quite frankly, I am not interested in being associated with those types of actions.

P-C1

I urge you to reconsider this before taking any action and would like to hear your thoughts on this issue.

Sincerely,



Paul R. Beaty, PhD

PRB:mm

Response to Letter P

Response to comments from Paul R. Beaty & Associates, Paul R. Beaty, PhD, May 23, 1997.

P-R1 Comment noted. See Letter D, response D-R2.

Letter Q - Mike's Water Truck Service, Mike Huff, May 21, 1997

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LETTER Q

May 21, 1997

CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT
1515 SIXTH STREET
COACHELLA, CALIF 92236

Dear Sirs;

I am concerned with annexation plans in the works and I for one am against it. As a business owner and part owner of property I have a right to say what I think. I think Thermal has stood on it's own and until something of interest came along Coachella didn't want any thing to do with Thermal. We have an interest in Thermal as a rural community and not in Coachella.

Q-C1

***I AM OPPOSED TO THE APPROVAL OF AMENDING THE GENERAL PLAN AS STATED IN EIR # 96-1, CITY OF COACHELLA GENERAL PLAN 2020

Q-C2

I was never given any notification of any kind and were not given the chance to voice my opinion.

I understand the City has failed to provide the proper notification to obtain impute from businesses and from organizations and most important the " PUBLIC."

Q-C3

We need to continue to have agricultural land in the unincorporated area. This is a must.

Q-C4

We in the unincorporated areas have create our own government by having a Community Service Area, water district, parks district, Community Service District, solid waste disposal

Q-C5

system, AND are represented by a COMMUNITY COUNCIL. We do not
feel we need any more government from the City of Coachella.

Q-C5

I feel the rural quite peacefulness I have would be damaged
by the city code enforcement, the rules and regulations and
bureaucratic involvement brought upon by City annexation.

Q-C6

I do not want my business or our property to decrease
in value by 35% (appraisers have estimated value
deduction if it is brought into the City of Coachella.)

Q-C7

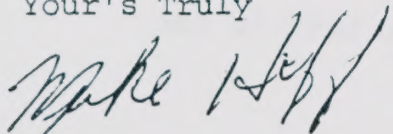
The City has failed to notify any resident in this area so
they can voice there opinion. I want to voice mine.

Coachella has not shown me any financial stability
to maintain another area when they have a hard time
with there own.

I believe that Thermal has shown in the past, and I am
sure that it will in future, that it can stand alone &
survive very well.

I am very happy in our rural area and we should not
skipped over and ignored, or be forced into another city.

Your's Truly



Mike Huff
Mike's Water Truck Service
57-100 Desert Cactus
Thermal, Calif. 92274

Response to Letter Q

Response to comments from Mike's Water Truck Service, Mike Huff, May 21, 1997.

- Q-R1 Comment noted. See Letter D, response D-R2.
- Q-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- Q-R3 Comment noted. See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- Q-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- Q-R5 Comment noted. See Letter D, response D-R4.
- Q-R6 Comment noted. See Letter D, response D-R2.
- Q-R7 Comment noted. See Letter D, response D-R3.

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Letter R - John and Donna Huff, May 21, 1997

UNIT 8

May 21, 1997

John and Donna Huff
10000 N. Highway 91
P.O. Box 10000
Coachella, CA 92224

Dear Mr. [redacted]

Dear [redacted]

We are writing to thank you for the letter you received from the City of Coachella regarding the proposed development at 10000 N. Highway 91. We appreciate your interest in the project and your support for the City's efforts to improve the community. We are currently in the process of reviewing the project and will be in contact with you again in the near future.

I understand the City has called to provide the project information and to discuss the project. We will be in contact with you again in the near future.

We will continue to provide information and to discuss the project. We will be in contact with you again in the near future.

We are currently in the process of reviewing the project and will be in contact with you again in the near future. We are currently in the process of reviewing the project and will be in contact with you again in the near future.

We will be in contact with you again in the near future. We will be in contact with you again in the near future.



LETTER R

May 21, 1997

CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT
1515 SIXTH STREET
COACHELLA, CALIF 92236

re: ANNEXATION

Dear Sirs;

We are writing to voice our opinion on the City annexing Monroe to Johnson and Ave 44 to Ave 62. We are totally & completely against this 100%, for the following reasons: We were never given any notification of any kind and were not given the chance to voice our opinion.

R-C1

I understand the City has failed to provide the proper notification to obtain impute from organizations and from the PUBLIC.

We must continue to have agricultural land in the unincorporated area.

R-C2

We in the unincorporated areas have create our own government done through a Community Service Area, water district, parks district, Community Service District, solid waste disposal system, AND are represented by a COMMUNITY COUNCIL. We do not feel we need any more government from the City of Coachella.

R-C3

We feel the rural lifestyle we have would be damaged by the city code enforcement, the rules and regulations and bureaucratic involvement brought upon by City annexation.

R-C4

The EIR has failed to mention that our property will decrease in value by 35% (appraisers have estimated value deduction if it is brought into the City of Coachella.)

R-C5

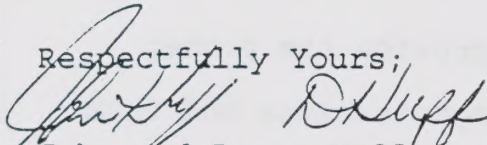
The City has failed to notify any resident in this area so they can voice there opinion.

The city of Coachella has not shown financial stability to maintain there own city much less another.

Thermal has done very well in the past and we are totally confident that it will do well in future.

We love our community and we fell stripped of our rights to not be forced into another city.

Respectfully Yours;


John and Donna Huff
57-100 Desert Cactus
Thermal, Calif. 92274

I AM OPPOSED TO THE APPROVAL OF AMENDING THE GENERAL PLAN
AS STATED IN EIR # 96-1, CITY OF COACHELLA GENERAL PLAN 2020

Response to Letter R

Response to comments from John and Donna Huff, May 21, 1997.

- R-R1 Comment noted. See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- R-R2 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- R-R3 Comment noted. See Letter D, response D-R4.
- R-R4 Comment noted. See Letter D, response D-R2.
- R-R5 Comment noted. See Letter D, response D-R3.

Exhibit 101-10000
Exhibit 101-10000

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Exhibit 101-10000

Letter S - Andrew J. Hollander and Barbara A. Hollander, May 20, 1997

City of Coachella
Dept of Community Development.

5-20-97

We are opposed to the approval of amending the General Plan as stated in EIR # 96-1, City of Coachella General Plan 2020.

S-C1

We moved to this area because it was not in any City limits. We want to continue our life style as it has been.

The City of Coachella has tried to put this area into annexation before. It would seem obvious that since prior efforts have failed, that the people have spoken & do not want this change.

S-C2

Coachella appears to be unable to provide the needs of the area of their boundaries now, much less any new area.

The loss of land value when property is brought into the City limits of Coachella, is estimated at a 35% reduction.

S-C3

our agricultural land, must also remain in an unincorporated area.

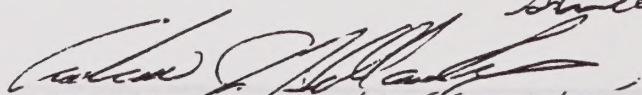
S-C4

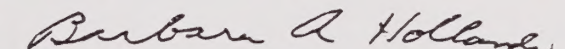
We have no need for more government from the City of Coachella. We have created our own, through a Community Service Area, a Community Service Dist, water dist, solid waste disposal system, parks dist & are represented by a Community Council.

S-C5

We wish to remain independent of the City of Coachella.

Sincerely


Andrew J. Hollander

 x Barbara A. Hollander
BARBARA A. HOLLANDER

Response to Letter S

Response to comments from Andrew J. Hollander and Barbara A. Hollander, May 20, 1997.

- S-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- S-R2 Comment noted. See Letter D, response D-R2.
- S-R3 Comment noted. See Letter D, response D-R3.
- S-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- S-R5 Comment noted. See Letter D, response D-R4.

Letter T - Janet A. Dady and Keith A. Dady, May 18, 1997

LETTER T

55-210 Rue Montigny
Thermal, Ca. 92274
May 18, 1997

City of Coachella
Dept of Comm Dev
1515 Sixth St
Coachella, Ca. 92236

Dear Sir:

This letter is to inform you that
- both my husband & I as owners of the
- property located at the above address
do not wish to become part of the
City of Coachella nor do we wish to be
included in the planning area of the City
of Coachella! We are opposed to the
approval of amending the General Plan as
stated in EIR # 96-1 City of Coachella, General
Plan 2020. T-C

This is agricultural land & we purchased
in an unincorporated area purposely 20 years
ago!! We have formed a service district
have a water district, parks district etc. & this
existing district can & should continue to
meet our needs. We have not been even T-C

Notified of your proposed plans by the
 City of Coachella & do not wish to be
 included in any annexation project!
 Please do not add us to the planning area of the City
 of Coachella!

Sincerely,

Janet A. Dady
 Janet A. Dady

Janet A. Dady
 Keith A. Dady

Interact



Response to Letter T

Response to comments from Janet A. Dady and Keith A. Dady, May 18, 1997.

T-R1 Comment noted. See Letter D, response D-R2.

T-R2 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

T-R3 Comment noted. See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

LETTER U

MAY 22, 1997

CITY OF COACHELLA
DEPT. OF COMMUNITY DEVELOPMENT
1515 SIXTH STREET
COACHELLA, CA 92236

AS A PROPERTY OWNER OF AGRICULTURAL LAND IN THE UNINCOR-
PORATED AREA OF THE PROPOSED ANNEXATION OF LAND TO THE
CITY OF COACHELLA, I AM VERY OPPOSED TO THE PLAN AS STATED
IN EIR#96-1 CITY OF COACHELLA GENERAL PLAN 2020

U-C1

U-C2

MY REASONS ARE AS FOLLOWS:

1.- AGRICULTURE LAND SHOULD REMAIN IN UNINCORPORATED AREAS.

U-C3

2.- WE HAVE OUR OWN GOVERNMENT AND THE CITY OF COACHELLA
WOULD BE OF NO BENEFIT TO US EXCEPT AN INCREASE IN
TAXES.

U-C4

3.- THE CITY OF COACHELLA HAS NOT CONTACTED THE PROPERTY
OWNERS AS TO THEIR VIEWS ON THIS ANNEXATION.

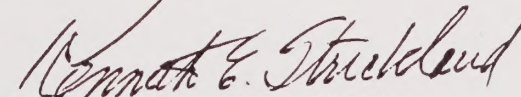
U-C5

4.- THE CITY OF COACHELLA IS NOT IN A FINANCIAL POSITION
TO SERVE A GREATER AREA.

U-C6

ONCE AGAIN I WILL STATE I AM VERY OPPOSED TO THE PLAN.

RESPECTIVELY YOURS,



KENNETH E. STRICKLAND
57-901 HWY 86
THERMAL, CA 92274

C.C. THERMAL COMMUNITY
COUNCIL

Response to Letter U

Response to comments from Kenneth E. Strickland, May 22, 1997.

- U-R1 Comment noted. See Letter D, response D-R2.
- U-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- U-R3 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- U-R4 Comment noted. See Letter D, response D-R3.
- U-R5 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- U-R6 Comment noted. See Letter D, response D-R2.

LETTER V

Marjorie O. Castro

56-180 Monroe Street • La Quinta, California 92253

May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

To Whom It May Concern:

I, Marjorie O. Castro, am writing this letter in opposition of the proposed approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

My opposition stems from the fact that I am concerned about the devaluation of my property. I would like to have been notified of said proposed plan. As a resident of this area, I feel that my input and the input of my neighbors should have been solicited before such a proposal was even considered. I resent very much that the City of Coachella feels it can just barge in and take over. Our land is agricultural....we have a very small date business, and said acreage must remain in the unincorporated area. Affected residents of the area should and must have a voice in this plan.

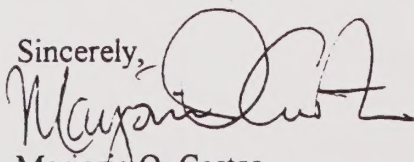
V-C1

We also have property in Coachella. Because of this, I know that the city has failed to show the financial stability to maintain services within their existing city limits. An example of this, we had a break in at one of our houses (which is well within the city limits) in Coachella. My husband called the police department to report it, and so that they could take a report. After learning that no one had been injured, the police department put us on a back burner "because they were extremely busy that evening" and then forgot about us. NO ONE EVER SHOWED UP TO TAKE THE REPORT! Where we live now, we are 10 times the distance that our rental is in Coachella. I shudder to think of what could happen before anyone showed up or took notice. How does the City think they can take on more area?

V-C2

The area south of Coachella is rural and the residents live out here because they want their rural lifestyle. This area is not conducive to city code enforcement, rules, regulations, and bureaucratic involvement brought upon by City annexation. Please listen to the voices of the people who will be most affected by your plan: We like things as they are, and would appreciate it if you left them that way!

Sincerely,



Marjorie O. Castro

Response to Letter V

Response to comments from Marjorie O. Castro, May 27, 1997.

V-R1 Comment noted. See Letter D, response D-R3.

V-R2 Comment noted. See Letter D, response D-R2.

Letter W - George A. Castro, May 26, 1997

May 26, 1997

City of Coachella

Department of Community Development

City Hall

Coachella, CA 92230

Re: William A. Castro

I, George A. Castro, am writing you regarding my opposition to the proposed amendment to the General Plan proposed by EIR # 97-1, City of Coachella, General Plan 2000.

My opposition is to the amendment which would allow the City to build a new general plan amendment to allow more than one family to live on the property which would be allowed for the year. I also am opposed to the amendment which would allow the property, and I feel that Coachella has been very successful in the past of allowing property to include the same as the city of Thermal. The city has not been able to do so in the city of Coachella's government, and we would like to see the city of Coachella to be more successful in the future.

I sincerely hope that you will give me the best of the amendment which would be allowed for the year.

Sincerely,

George A. Castro
William A. Castro

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LETTER W

GAC

56-180 Monroe Street

La Quinta, CA 92253

May 26, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

To Whom It May Concern:

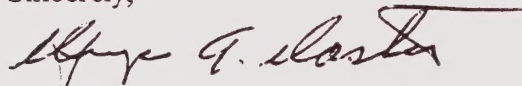
I, George A. Castro, am writing this letter because I oppose to the approval of amending the General Plan as stated in EIR # 96-1, City of Coachella General Plan 2020.

My opposition is for many reasons, but mainly I resent that the City failed to provide proper notification to obtain input from the public especially from the residents who will be affected by this plan. I also am especially concerned about the devaluation of my property, and I feel that Coachella has more than they can take care of without expanding to include the unincorporated city of Thermal. We, who live out here, have lived as we are without the city of Coachella's governance, and we would like very much to continue with our own community based government. My acreage, which is agricultural, needs to remain in the unincorporated area.

} W-C1
}
} W-C2
}
} W-C3
}
} W-C4

I sincerely hope that you take into consideration all of the residents concerns and leave us as we've been.

Sincerely,



George A. Castro

Response to Letter W

Response to comments from George A. Castro, May 26, 1997.

- W-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- W-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- W-R3 Comment noted. See Letter D, response D-R4.
- W-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

Smith, Peroni & Fox, Planning Consultants, a division of Dudek & Associates, Inc..

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Page 1 of 1

LETTER X

This is concerning the plan to annex Thermal by the City Of Coachella. I am against this plan. The City Of Coachella can't even take care of itself. It is a city plagued with controversy and corruption. I have lived in Thermal for over forty years and will not tolerate this attempt by Coachella to forcefully and secretly annex Thermal. This unethical endeavor should be terminated immediately. This annexation MUST BE

X-C1

STOPPED! The people of both communities were not even allowed to vote on this plan.

If this is such a good plan for the people of Thermal, why were we not allowed to vote on it? If this annexation is successful I promise that many lawsuits against The City Of Coachella will follow.....

X-C2

Patricia Rogers
Patricia Rogers
P.O. Box 848
Thermal, CA 92274

Response to Letter X

Response to comments from Patricia Rogers.

X-R1 Comment noted. See Letter D, response D-R2.

X-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter Y - Todd Rogers

Classification: Page 1 of 1

Document ID: 123456789

1.0 Introduction

This document provides a detailed overview of the system architecture and its components. It is intended for use by system administrators and developers. The document is organized into several sections, each covering a specific aspect of the system.

LETTER Y

This is concerning the plan to annex Thermal by the City Of Coachella. I am against this plan. The City Of Coachella can't even take care of itself. It is a city plagued with controversy and corruption. I have lived in Thermal for over thirty years and will not tolerate this attempt by Coachella to forcefully and secretly annex Thermal. This unethical endeavor should be terminated immediately. This annexation MUST BE STOPPED! The people of both communities were not even allowed to vote on this plan. If this is such a good plan for the people of Thermal, why were we not allowed to vote on it? If this annexation is successful I promise that many lawsuits against The City Of Coachella will follow.....

Y-C1

Y-C2

Todd Rogers

P.O. Box 848

Thermal, CA 92274

Response to Letter Y

Response to comments from Todd Rogers.

Y-R1 Comment noted. See Letter D, response D-R2.

Y-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter Z - Richard G. Blackburn and Judy Ann Blackburn, May 27, 1997

The Board of Directors of the University of California, San Diego, met on May 12, 1998, at the University of California, San Diego, to discuss the 1997-1998 Annual Report of the Board of Directors of the University of California, San Diego.

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LETTER Z

83-180 Ella Ave.
Thermal, CA 92274
May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

We are opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

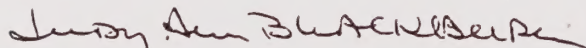
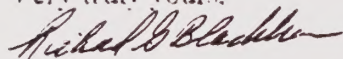
We moved to this area 23 years ago because we did not want to move to any city. As a community we formed the Community Service Area so we would not become part of a city. We still do not want to be a part of a city.

Z-C1

We cannot think of any advantage for us to become a part of Coachella, only disadvantages. We should have something to say in this matter and yet the City of Coachella has not bothered to notify us.

Z-C2

Very truly yours,



Richard G. Blackburn
Judy Ann Blackburn

cc: Thermal Community Council

Response to Letter Z

Response to comments from Richard G. Blackburn and Judy Ann Blackburn, May 27, 1997.

Z-R1 Comment noted. See Letter D, response D-R2.

Z-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter AA - Russell G. Bluckburn, May 27, 1997

City of Coachella
Department of Planning & Development
2551 Coachella Blvd.
Coachella, CA 92224

Dear Mr. Bluckburn:
I am writing to you regarding the Coachella Valley General Plan 2020.
I am writing to you regarding the Coachella Valley General Plan 2020.
I am writing to you regarding the Coachella Valley General Plan 2020.

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I am writing to you regarding the Coachella Valley General Plan 2020.

Russell G. Bluckburn
Russell G. Bluckburn

LETTER AA

83-180 Ella Ave.
Thermal, CA 92274
May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

I am opposed to the approval of amending the General Plan as stated in EIR =96-1. City of Coachella General Plan 2020.

AA-C1

I have lived in this area all of my life and am now a registered voter. I do not want this area to become a part of Coachella and I do not like the fact that they have not even notified us that they were considering such so we could have something to say in this matter.

AA-C2



Russell G. Blackburn

Response to Letter AA

Response to comments from Russell G. Blackburn, May 27, 1997.

AA-R1 Comment noted. See Letter D, response D-R2.

AA-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter BB - Kimberlee Fowlkes, May 26, 1997

To whom it may concern,

This letter is to inform your City officials of my total opposition of your plan to convert land and property south to desert. I have been a resident of this area of Thermal for twenty four years and feel that your destruction of this area would not benefit us at all. I am totally opposed to your plan to convert other land. I am a resident of the City of Coachella and I would like to see your plan for the City of Coachella.

Sincerely,

Kimberlee Fowlkes

88-703 N. 1st St.

Thermal, CA 92583

10/10/2019 14:42

10/10/2019 14:42

10/10/2019 14:42

10/10/2019 14:42

10/10/2019 14:42

10/10/2019 14:42

5-26-97

To whom it may concern;

BB-C1 This letter is to inform your City officials of my total opposition of your plan to annex land and properties south to Avenue 62. I have been a land owner in this area of Thermal for twenty five years and feel that your annexation of this area will not benefit us at all. I am totally opposed to your attempt to amend your General Plan to include our property in your planning area of the City of Coachella.

Sincerely

Kemberlee Fowlkes

88-705 Ave 58.

Thermal Ca

92274

Response to Letter BB

Response to comments from Kimberlee Fowikes, May 26, 1997.

BB-R1 Comment noted. See Letter D, response D-R2.

LETTER CC

May 24, 1997

City of Coachella
Dept. of Community Development
1515 Sixth Street
Coachella, California 92236

Gentlemen:

We, the undersigned, hereby state our opposition to approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

Our protest is based on the following:

a. The City's failure to provide proper notification to obtain input from the public.

CC-C1

b. The people in the unincorporated area included in the City's proposed plan are presently governed by a Community Service Area and a Community Service District and are represented by a Community Council. There are adequate services for water and sewer, solid waste disposal and a parks district; therefore, there is no need for government from the City of Coachella.

CC-C2

c. The EIR has failed to mention the loss of land value that occurs when property is brought into the city limits of Coachella. It has been estimated that a 35% value reduction occurs when property is located within the City.

CC-C3

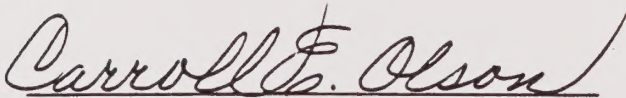
d. The people of the area should have a voice in this plan and the City has failed to notify any resident in this area.

We request that this protest be put on record.

Yours truly,



Galen R. Olson



Carroll E. Olson

55-190 Rue Montigny
Thermal, California 92274

cc: Thermal Community Council
P. O. Box 284
Thermal, California 92274

Response to Letter CC

Response to comments from Galen R. Olson and Carroll E. Olson, May 24, 1997.

CC-R1 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

CC-R2 Comment noted. See Letter D, response D-R4.

CC-R3 Comment noted. See Letter D, response D-R2.

Letter DD - Jeff Taff

Document ID: 11/10/2019 10:10:10 AM

Document ID: 11/10/2019 10:10:10 AM

Document ID: 11/10/2019 10:10:10 AM

Document ID: 11/10/2019 10:10:10 AM

Document ID: 11/10/2019 10:10:10 AM

LETTER DD

This is concerning the plan to annex Thermal by the City Of Coachella. I am against this plan. The City Of Coachella can't even take care of itself. It is a city plagued with corruption and immorality. My wife and I were planning to buy several acres in Thermal and build a home. However, if Thermal is annexed by Coachella I will terminate that endeavor. This annexation MUST STOP! It is obviously a corrupt attempt by the City Of Coachella to take Thermal by the only way they know, and that is by being secretive and deceitful. The people of both communities were not every allowed to vote on this plan. Please force Coachella to stop all attempts to annex Thermal.

DD-C1

DD-C2

Jeff Taff


P.O. Box 1453
Thermal, CA 92274

Response to Letter DD

Response to comments from Jeff Taff.

DD-R1 Comment noted. See Letter D, response D-R2.

DD-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter EE - Lee Anderson, Jr., May 23, 1997

City of Coachella, 1111
Coachella, CA 92224

May 23, 1997

City of Coachella
1111 South Street
Coachella, CA 92224

Dear Sirs:

My family and I have 44 acres on California Street located between the
and Avenue 40. We have a single house. We have some very good soil
and irrigation that would allow us to grow a variety of crops. We
increase the production and we have a variety of crops. We have a
large the price of production has caused complaints about some
small agricultural operations.

In addition to this, we have a lot that the City of Coachella has
very little use and we have a lot of control over what we
do. In fact, we have a lot of control over what we do and we
are living in the country and we have a lot of control over what we
do and we have a lot of control over what we do.

Please let me know if you are interested in the proposed changes to
Coachella's general plan.

Thank you

Sincerely,



Lee Anderson, Jr.

LETTER EE

59-777 Calhoun Street
Thermal, CA 92274

May 23, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

Dear Sirs:

My family and I have 47 acres on Calhoun Street between Avenue 59 and Avenue 60. We raise mainly dates. We feel that any easing of restrictions that would allow more housing per acre would greatly increase the hardships that we face in farming. In place after place the press of population has caused complaints about even normal agricultural operations.

EE-C1

In addition to this, we don't feel that the City of Coachella or any city should have any more right to control our area than we have. In fact, those of us who live in the county area and want to stay living in the county area should have a heck of a lot more say so than any city.

EE-C2

Please count our family in opposition to the proposed change in Coachella's general plan.

EE-C3

Thank you.

Sincerely,


Lee Anderson, Jr.

cc: Thermal Community Council

Response to Letter EE

Response to comments from Lee Anderson, Jr., May 23, 1997.

EE-R1 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. In particular, General Plan Policy (page 137) states that *"The City shall require residential development on parcels adjacent to lands designated Agriculture (AG) to provide an assessment of impacts from adjacent agricultural uses and recommend buffers and other design features to mitigate the impacts."* Agricultural areas which are currently unincorporated will not change as a result of this plan.

EE-R2 Comment noted. See Letter D, response D-R2.

EE-R3 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

Letter FF - Rex and Nina Waggoner

City of Coachella
Department of Community Development
1511 South Street
Coachella, California 92238

Gentlemen,

My husband and I moved to Coachella Valley in 1973 and we have been very
glad that we raised our children here and we want to continue living here. We
would like to remain in Coachella Valley.

Sincerely,

Rex and Nina Waggoner

Rex and Nina Waggoner
12411 Agave Blvd
Thermal, Ca 92576

LETTER FF

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, California 92236

Gentlemen,

My husband and I moved to Coachella Valley in 1973 and we have been here
ever since. We raised our children here; and we want to continue living here. We
would like it to remain unincorporated area. } FF-C1

Sincerely,

Rex and Nina Waggoner

Rex and Nina Waggoner
82-071 Airport Blvd.
Thermal, Ca. 922274

Response to Letter FF

Response to comments from Rex and Nina Waggoner.

FF-R1 Comment noted. See Letter D, response D-R2.

Letter GG - Jesse B. Payne Jr., May 27, 1997

Susan E. Williams, Director
Department of Community Development
City of Coachella
1313 Main Street
Coachella, CA 92230

Mr. Williams,

We the people of the Thermal community have been notified of any of your action related to your (PAG 1) City of Coachella General Plan 1995.

I have three parcels of property on Highway 46 south of Avenue 53 in the county area.

Parcel #763-255-036-2	13.71 acres
#763-255-036-3	11.30 acres
#763-255-036-4	17.13 acres

1. We are a farming area.
2. I oppose your project, we were not notified by your people in authority.
3. We are concerned about your past and present political and economic problems in both management and performance.
4. I don't wish to be in Coachella or have a Coachella address. The current market analysis of Coachella property is estimated to be 35% below current real estate values in other parts of Coachella Valley.
5. Coachella can't take care of the people in their City limits. How can they manage more.

Subject: English Language Arts

Grade: 5

LETTER GG

May 27, 1997

Susan E. Williams, Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, Ca 92236

Ms. Williams,

We the people of the Thermal community area have not been notified of any of your action taken on your EIR#96-1, City of Coachella General Plan 2020.

I have three parcels of property on Highway 86, south of Avenue 55 in the county area:

Parcel #763-250-036-2	18.71 acres
#763-250-035-1	11.80 acres
#763-250-034-0	17.25 acres

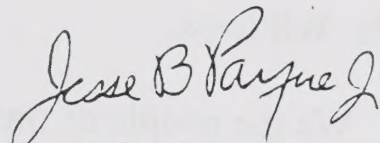
1. We are a farming area.
2. I oppose your process, we were not notified by your people in authority. } **GG-C1**
3. We are concerned about your past and present political and economic problems in both managment and performance areas.
4. I don't wish to be in Coachella or have a Coachella address. The current market analysis of Coachella property is appraised at 35% below current real estate values in other parts of Coachella Valley. } **GG-C2**
5. Coachella can't take care of the roads in their City limits, how can they manage more.

6. Southern Coachella Valley Community Service District, Thermal Community Council, the Thermal Chamber of Commerce, and the Thermal Sanitary District state they received no prior notification. The inadequate/improper notification is intruding on all of the agencies specified.

GG-C3

In 1985 the S.C.V.C.S.D. was formed, boudaries were set and LAFCO adopted our sphere of influence.

Sincerely,



Jesse B. Payne Jr.
55526 Highway 86
Thermal, Ca. 92274

Response to Letter GG

Response to comments from Jesse B. Payne Jr., May 27, 1997.

GG-R1 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

GG-R2 Comment noted. See Letter D, response D-R3.

GG-R3 Comment noted. See Letter D, response D-R4.

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Letter HH - Jesse Herrera, May 28, 1997

JESSE HERRERA
16407 Avenida 78
Thousand Oaks, CA 91320

May 28, 1997

City of Coachella
Department of Community Development
1500 Main Street
Coachella, CA 92520

Re: Proposed General Plan Amendment

Dear Mr. Mayor:

I have signed an expression of my opposition to the proposed amendment to the General Plan of the City of Coachella, California, for the following reasons:

1. The City of Coachella cannot afford the proposed amendment to the General Plan, which would require the City to acquire and maintain a large area of land.

2. It is not in the best interests of the community to have the proposed amendment to the General Plan, which would require the City to acquire and maintain a large area of land, as it would increase the cost of housing and other services for the community.

3. The proposed amendment to the General Plan is not in the best interests of the community.

I have signed this letter as a strong expression of my opposition to the proposed amendment to the General Plan of the City of Coachella, California.

Respectfully submitted,



Jesse Herrera

16407 Avenida 78
P.O. Box 284
Thousand Oaks, CA 91320

LETTER HH

JESSE HERRERA
88-675 Avenue 58
Thermal, CA 92274

May 28, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

Re: Proposed General Plan Amendment

To whom this may concern:

Please register my opposition to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020, for the following reasons:

HH-C1

1. The City of Coachella has not proven that their management has shown adequate financial stability to maintain areas outside of their jurisdiction;

HH-C2

2. If I had not been made aware of this possible action just two days ago, I would not have known of the possible negative impact this would have on me; therefore, I believe the City of Coachella did not provide proper advance notification to obtain input from the affected areas; and

HH-C3

3. Agricultural land must remain outside of the city's jurisdiction.

HH-C4

Please accept this letter as a strong objection to that which is being planned as outlined above.

Respectfully submitted,


Jesse Herrera

cc: Thermal Community Council
P O Box 284
Thermal, CA 92274

Response to Letter HH

Response to comments from Jesse Herrera, May 28, 1997.

HH-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

HH-R2 Comment noted. See Letter D, response D-R2.

HH-R3 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

HH-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

James V. Limon, May 26, 1997

LETTER II

James V. Limon
87-211 Airport Blvd.
Thermal, CA 92274

May 26, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

City of Coachella,

My name is James V. Limon, I am a resident, landowner and a business owner of Limon's Market in Thermal for almost 50 years before fire destroyed my family's livelihood. My parents came here to the Coachella Valley in 1916. We lived on the corner of Ave 62 and Jackson when it use to be Thermal and two years later moved from their to other locations within Thermal. My home is on Airport Blvd where I've lived for 45 years.

I am strongly opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

II-C1

The City of Coachella has failed to notify any resident of their plan, nor the apparent loss of land value that will occur when property is brought into the city limits of Coachella.

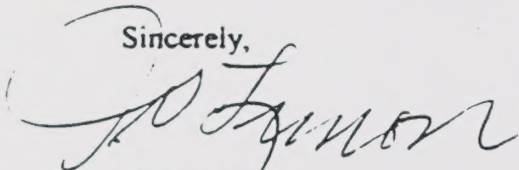
II-C2

II-C3

Thermal has nothing to gain by this expansion, but possible higher taxes and a uncertain future in Thermal's existence. The City of Coachella should stop its attempts to expand on its small town neighbor. Thermal has co-existed along side of Coachella for years. I do not wish to see the end of my hometown.

II-C4

Sincerely,



James V. Limon

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Page 1 of 1

Response to Letter II

Response to comments from James V. Limon, May 26, 1997.

- II-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- II-R2 Comment noted. See Letter D, response D-R2.
- II-R3 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- II-R4 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

Letter JJ -

Eddie and Aleta Walker, May 25, 1997

LETTER JJ

Dear Mr. Walker,
City of Coachella
1912 Main Street
Coachella, CA 92228

Dear Mr. Walker:

As a member of the Coachella Valley Chamber of Commerce, I am writing you to express my appreciation for the City of Coachella's efforts in the development of the Coachella Valley Chamber of Commerce. The City of Coachella has been instrumental in the development of the Coachella Valley Chamber of Commerce and has been instrumental in the development of the Coachella Valley Chamber of Commerce.

We hope that you will find this letter to be helpful and that you will find it to be a good example of the City of Coachella's efforts in the development of the Coachella Valley Chamber of Commerce. We are also proud of the results of the City of Coachella's efforts in the development of the Coachella Valley Chamber of Commerce and your efforts in the development of the Coachella Valley Chamber of Commerce.

We thank you for your efforts in the development of the Coachella Valley Chamber of Commerce and your efforts in the development of the Coachella Valley Chamber of Commerce.

Sincerely,

Eddie Walker

Aleta Walker

Eddie and Aleta Walker

LETTER JJ

May 25, 1997

Susan Williams, Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Miss Williams,

As residents of the Thermal area we have enjoyed living in a country setting and on unincorporated county land for the past 35 years. We sincerely hope to continue this existence but have been made aware of the City of Coachella's intentions to annex our home and most of the surrounding area into its city limits.

JJ-C1

We very much oppose this idea for several reasons. Foremost, we are strongly against any farm lands being converted to commercial or residential properties. The amount of good, productive acreage lost to cities and development each year is staggering. We are also opposed to the density allowed within residential areas of the City of Coachella and your policies related to this.

JJ-C2

JJ-C3

We choose to live outside any city and definitely do not want our lifestyle changed.

Sincerely,

Eddie Walker
Aleta Walker

Eddie and Aleta Walker

Response to Letter JJ

Response to comments from Eddie and Aleta Walker, May 25, 1997.

JJ-R1 Comment noted. See Letter D, response D-R2.

JJ-R2 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

JJ-R3 Your opposition to existing densities in Coachella is noted. Please be aware that the Coachella General Plan contains a range of densities, many of which are less intense than existing development. For example, densities in areas designated "Agriculture" have a maximum of one unit per 10 acres while other areas designated as "Very Low Residential" have a minimum half acre lot area.

Letter KK - Richard P. Blackburn, May 27, 1997

Richard P. Blackburn

Mayor, City of Coachella

May 27, 1997

City of Coachella

Department of Community Development

1312 Park Avenue

Coachella, CA 92224

I am pleased to be a part of all surrounding the Coachella Valley General Plan, which I am proud to be a part of. The Coachella Valley General Plan is a

long negotiated work of the past several years and is a testament to the vision and hard work of the community. I am proud to be a part of it and to see it become a reality.


Richard P. Blackburn

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

4. The fourth part of the document is a list of the names of the members of the committee.

5. The fifth part of the document is a list of the names of the members of the committee.

LETTER KK

83-180 Ella Ave.
Thermal, CA 92274
May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

I am opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020.

KK-C1

I am a registered voter in this area and have not been notified by Coachella of their plans. As a community we have made our own provisions. I have lived in this area over twenty years and I do not want it to become part of Coachella.

KK-C2



Richard P. Blackburn

Response to Letter KK

Response to comments from Richard P. Blackburn, May 27, 1997.

KK-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

KK-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter LL -

Betty L. Mangan

City of Coachella
Department of Community Development
1515 W. 1st St.
Coachella, CA 92230

Dear Sirs:

I have long been a great admirer of the Coachella Valley and its people. I have watched the area develop its growth. Coachella has had more than its share of development. Many times it's been seen on the west side of the valley. Many families have moved out of the valley and into the Coachella Valley. That type of thinking has been the main reason for the people of Coachella.

I do not wish to either live or work in the Coachella Valley.

I am against the General Plan as stated in the EIR # 92-1, City of Coachella, General Plan.

Betty L. Mangan
727-470, Cal 54
Thermal, CA 92274

Thermal Community Council

Document ID: 123456789 Date: 12/12/2023

Author: John Doe Title: Mr. John Doe

Address: 123 Main Street, Suite 100, New York, NY 10001

Phone: (212) 555-1234 Email: john.doe@example.com

Website: www.johndoe.com

LinkedIn: linkedin.com/in/johndoe

Twitter: @johndoe

Facebook: facebook.com/johndoe

Instagram: @johndoe

YouTube: youtube.com/johndoe

Spotify: spotify.com/johndoe

Apple Music: apple.com/johndoe

Amazon Music: amazon.com/johndoe

Google Play: google.com/johndoe

Netflix: netflix.com/johndoe

Hulu: hulu.com/johndoe

Amazon Prime: amazon.com/johndoe

Disney+: disney.com/johndoe

Netflix: netflix.com/johndoe

Hulu: hulu.com/johndoe

Amazon Prime: amazon.com/johndoe

Disney+: disney.com/johndoe

City of Coachella
 Department of Community Development
 1515 6th St.
 Coachella, Ca 92236

Dear Sirs;

As a long time desert resident, I have watched the cities struggling to grow. Coachella has had more than it's share of difficulties. Many times it's leaders have been on the wrong side of the law. Too many "family" members involved instead of the right person for the job. That type of thinking only leads to more trouble for the people of Coachella.

-C1 { I do not wish to either live in or be in the sphere of influence of Coachella.

-C2 { I am against the General plan as stated in EIR # 96-1, City of Coachella, General Plan 2020

Betty L. Mangar
 82-470 Ave 54
 Thermal, Ca 92274

cc Thermal Community Council

Response to Letter LL

Response to comments from Betty L. Mangan.

LL-R1 Comment noted. See Letter D, response D-R2.

LL-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

Letter MM - Alice Perez, May 23, 1997

City of Coachella
Department of Community Development
1111 South Avenue
Coachella, CA 92230

Re: City of Coachella General Plan, EIR 89-1

To: Hon. Mayor Cochran

I am writing you regarding the City of Coachella's attempt to support its planning team's recommendation. There are several factors which have led to our decision to approve the proposed amendment.

First, if this amendment is approved by the City of Coachella, the city's local enforcement, policy, regulatory, and management involvement will increase with the past strength of the city. The land use of the area is currently in a state of transition and the City of Coachella. Our third priority is to offer an alternative 30-year solution.

There is no need for additional government, as the target is the very low level of involvement from government through a Community Service Program, which would be more targeted toward public health and a specialized and temporary Council. The Commission by the City of Coachella will ensure necessary additional provisions.

More importantly, the members of this team were not involved in the work of the City of Coachella. It is not our intention to be part of the city's work, as the city has been able to work in the future and the very best planning. The City of Coachella's planning team is aware of and has many negative effects on the future of the city. It is therefore not agreed that the City of Coachella should continue its planning process.

Alice Perez

100-1000000

100-1000000

100-1000000

100-1000000

100-1000000

100-1000000

LETTER MM

Alice Perez
83-162 Rue Marlene
P.O. Box 528
Thermal, CA 92274

May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

MM-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

MM-C2

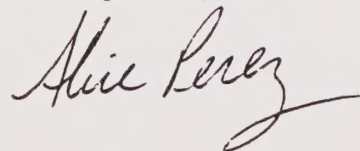
There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

MM-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

MM-C4

Respectfully,



Response to Letter MM

Response to comments from Alice Perez, May 23, 1997.

- MM-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- MM-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- MM-R3 Comment noted. See Letter D, response D-R4.
- MM-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter OO - Roberto Rios, May 23, 1997

City of Coachella
Department of Community Development
1115 Main Street
Coachella, CA 92220

Re: City of Coachella General Plan EIR # 1997-01

To: Mr. Roberto Rios

I am writing in response to the City of Coachella's request to provide comments on the General Plan EIR. The City of Coachella is currently in the process of updating its General Plan. The City of Coachella is currently in the process of updating its General Plan.

The City of Coachella is currently in the process of updating its General Plan. The City of Coachella is currently in the process of updating its General Plan. The City of Coachella is currently in the process of updating its General Plan.

There is no need for additional comments on the General Plan EIR. The City of Coachella is currently in the process of updating its General Plan. The City of Coachella is currently in the process of updating its General Plan.

Most importantly, the findings of the General Plan EIR are consistent with the City of Coachella's General Plan. The City of Coachella is currently in the process of updating its General Plan. The City of Coachella is currently in the process of updating its General Plan.

Sincerely,

Roberto Rios

Subject: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

Roberto Rios
83-142 Rosa st.
Thermal, Ca 92274

May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

OO-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

OO-C2

There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

OO-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

OO-C4

Respectfully,

Roberto Rios

Response to Letter OO

Response to comments from Roberto Rios, May 23, 1997.

- OO-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- OO-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- OO-R3 Comment noted. See Letter D, response D-R4.
- OO-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter PP - Alicia Rios, May 23, 1997

City of Coachella
Department of Community Development
1111 South Main
Coachella, CA 92234

Reading of Coachella General Plan, 1997, 8/24/97

To: William E. Allen, Chairman

I am writing my response to the "City of Coachella" regarding the proposed 1997 General Plan update. There are several issues which have not been resolved and which are being brought to your attention.

First, I believe the proposed update of Coachella's General Plan is not a true update, because it does not address the issues which are most important to the community. The update should address the issues which are most important to the community, such as the environment, the economy, and the quality of life. The update should also address the issues which are most important to the community, such as the environment, the economy, and the quality of life.

There have been several additional problems, as the people of Coachella are not a community. The update should address the issues which are most important to the community, such as the environment, the economy, and the quality of life. The update should also address the issues which are most important to the community, such as the environment, the economy, and the quality of life.

What is important, the residents of Coachella are not a community. The update should address the issues which are most important to the community, such as the environment, the economy, and the quality of life. The update should also address the issues which are most important to the community, such as the environment, the economy, and the quality of life.

Respectfully,

Alicia Rios

Department of Health and Human Services

1. **Programs** - The Department of Health and Human Services is responsible for the following programs:

2. **Services** - The Department of Health and Human Services provides the following services:

3. **Staff** - The Department of Health and Human Services employs the following staff:

4. **Results** - The Department of Health and Human Services has achieved the following results:

LETTER PP

Alvin Rio
56-331 Market St.
Thermal, Ca. 92274

May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

PP-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

PP-C2

There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

PP-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

PP-C4

Respectfully,

Alvin Rio

Response to Letter PP

Response to comments from Alicia Rios, May 23, 1997.

- PP-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- PP-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- PP-R3 Comment noted. See Letter D, response D-R4.
- PP-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter QQ - Rebecca Rios, May 23, 1997

City of Coachella
Department of Community Development
1911 East Street
Coachella, CA 92230

City of Coachella, Coachella, May 23, 1997

Dear Mayor and City Council:

I am responding to your letter of May 13, 1997, regarding the proposed development of a new 100-unit apartment complex located on the corner of East Street and Highway 91, near the intersection of Highway 91 and Highway 101. The proposed development is located on a 10-acre parcel owned by the City of Coachella.

The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella.

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The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella. The proposed development is located on a 10-acre parcel owned by the City of Coachella.

Sincerely,

Rebecca Rios

10/1/2018 10:10:10 AM

10/1/2018 10:10:10 AM

10/1/2018 10:10:10 AM

10/1/2018 10:10:10 AM

10/1/2018 10:10:10 AM

10/1/2018 10:10:10 AM

LETTER QQ

Rebecca Rio
87-015 Airport Blvd.
Thermal, Ca 92274
May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

QQ-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

QQ-C2

There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

QQ-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

QQ-C4

Respectfully,

Rebecca Rio

Response to Letter QQ

Response to comments from Rebecca Rios, May 23, 1997.

- QQ-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- QQ-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- QQ-R3 Comment noted. See Letter D, response D-R4.
- QQ-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter RR - Lupe Alvarz, May 27, 1997

May 27, 1997

City of Coachella
 Dept. of Community
 Development and Planning
 1515 Ave. 30
 Coachella, CA 92230

EIR 88-1
 GENERAL PLAN EIR
 SCB SECTION

To: From: City Council

As a recipient of the City of Coachella's General Plan EIR, I am writing to you to express my appreciation for the City's efforts in providing this information to the public. I am also writing to you to express my appreciation for the City's efforts in providing this information to the public.

When I received the City of Coachella's General Plan EIR, I was very impressed by the quality of the information provided. I am also writing to you to express my appreciation for the City's efforts in providing this information to the public.

I am also writing to you to express my appreciation for the City's efforts in providing this information to the public.

1. I am writing to you to express my appreciation for the City's efforts in providing this information to the public.

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6. I am writing to you to express my appreciation for the City's efforts in providing this information to the public.

7. I am writing to you to express my appreciation for the City's efforts in providing this information to the public.

May 27, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence. } RR-C1

When I decided to live in the valley 30 years ago, I looked for a place that was away from a city because I like country living, yet little by little the city of La Quinta and Coachella have both encroached in our living space.

I strongly oppose being included in the plans of incorporation because:

1. You failed to notify me of your plans for my area. } RR-C2
 2. I do not like the way you conduct business by fighting among yourselves and I like our own form of government. We do not fight among ourselves even though we have 3 distinct governing groups. } RR-C3
 3. You have trouble taking care of your own affairs, I do not believe that you would be interested in taking care of our area. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our area. } RR-C4
 4. I want to remain as an unincorporated area of Riverside County because our agricultural land must remain unincorporated. } RR-C5
 5. We have been able to pay for our own police protection, lighting and recreation and I do not see that you have other services to provide us } RR-C6
 6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. } RR-C7
- You are not really interested in the citizens of the area.

Super L. Harris
87066 Center St.
Thermal, Ca

Response to Letter RR

Response to comments from Lupe Alvarz, May 27, 1997.

RR-R1 Comment noted. See Letter D, response D-R2.

RR-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

RR-R3 Comment noted. See Letter D, response D-R4.

RR-R4 Comment noted. See Letter D, response D-R2.

RR-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

RR-R6 Comment noted. See Letter D, response D-R4.

RR-R7 Comment noted. See Letter D, response D-R2.

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Jim Elkins

EXCAVATING & GRADING
CONTRACTORS LIC. #418938

84277 AVENUE 58 THERMAL, CA 92274
(619) 399-5373



City of Coachella
Department of Community Development
1515 Sixth Street,
Coachella, Calif, 92236

Dear Sirs,

I am opposed to the approval of amending the General Plan as stated in EIR # 96-1 City of Coachella General plan 2020. } SS-C1

First thing that comes to mind is that the City of Coachella has failed to show financial stability to maintain the services of their existing city limits much less any new area. } SS-C2

The city also failed to provide proper notification to obtain input from the public and other organizations. } SS-C3

The people in the unincorporated area included in the city's proposed plan have created their own government through a community service area, A community service district, water district, solid waste disposal system, parks district, and are represented by a community council. Their is no need for more government from the city of coachella. } SS-C4

Jerry C Elkins
Frank Elkins

Response to Letter SS

Response to comments from Jenny C. Elkins and Linda Elkins.

SS-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

SS-R2 Comment noted. See Letter D, response D-R2.

SS-R3 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

SS-R4 Comment noted. See Letter D, response D-R4.

Letter TT - Thermal Petition (20 names), May 20, 1997

City of Coachella
Department of Planning
Development and Planning
1000 E. Street
Coachella, California

ATTN: Mr. [Name]
Enclosed for Mr. [Name]
are 20 copies of the

Thermal Petition dated May 20, 1997.

The residents of Coachella, California, are petitioning the City of Coachella to amend the General Plan to include the Thermal area in the Coachella Valley.

The residents of Coachella are petitioning the City of Coachella to amend the General Plan to include the Thermal area in the Coachella Valley.

The residents of Coachella are petitioning the City of Coachella to amend the General Plan to include the Thermal area in the Coachella Valley.

The residents of Coachella are petitioning the City of Coachella to amend the General Plan to include the Thermal area in the Coachella Valley.

Thank you for your consideration.

Very truly yours,
[Name]
[Address]
Coachella, California

The following signatures and names represent the residents of Coachella.

[List of signatures and names]

Page 11 of 11

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL - SECURITY INFORMATION

CONFIDENTIAL - SECURITY INFORMATION

LETTER TT

May 20, 1997

Page 1 of 2

City of Coachella
Department of Community
Development and Planning
1515 6th Street
Coachella, Ca 92236

EIR 96-1
General Plan 2020
SCH 96071011

To whom it may concern:

We, the residents and owners of Thermal, an unincorporated area of Riverside County are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

TT-C1

1. We have NOT been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.

TT-C2

2. We wish to remain an unincorporated area of Riverside County.

3. Inclusion in Coachella's Sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

TT-C3

Thanks for your consideration.

Enc:

cc. LAFCO Thermal Service District, Riverside County Board of Supervisors; Bob Buster, John Tavaglicone, Jim Venable, Roy Wilson, Tom Mullen.

CVAG, Patricia (Corky) Larson.

The following signatures and those attached are residents of Thermal.

NAME	ADDRESS	PHONE
1. Juan Fernandez	56-545 Jackson St. Thermal	398-5469
2. Pinky Thomas	56-545 Jackson St #3 Thermal	760-397-3000
3. Christina Rice	56-545 Jackson St #2 Thermal	
4. William Brown	56-545 Jackson St. Thermal	9224
5. Andrea Aguilar	56-545 Jackson St. Thermal	
6. Pedro Aguilar	56-545 Jackson St. Thermal	
7. Juan Fernandez Jr.	56-545 Jackson St. Thermal	

NAME	ADDRESS	PHONE
8. Juan Fernandez	56-545 Jackson	399-5469
9. Daried Gomez	060-213 Thermal	
10. Jose Fernandez	56-545 Jackson St	399-5469
11. Elena Lopez	56-545 Jackson St.	399-1840
12. Abel Ramirez	56-860 Jackson St.	399-1774
13. Abelina Gonzalez	56-545 Jackson St.	399-2612
14. Maria Ramirez	Ave 62 Thermal	399-3202
15. Frances Aguirre	56-545 Jackson Thermal	399-5042
16. Pete Aguirre Jr.	56-545 Jackson Thermal	399-5042
17. Paul Aguirre	56-545 Jackson Thermal	399-5042
18. Salvador Elsararas	55-100 Arabia Thermal	398-0629
19. Modesta Elsararas	55-100 Arabia Thermal	398-0629
20. Monica Ramirez	56-545 Jackson St. Thermal	
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Response to Letter TT

Response to comments from Thermal Petition (20 names), May 20, 1997.

TT-R1 Comment noted. Your petition of opposition containing 20 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

TT-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

TT-R3 Comment noted. See Letter D, response D-R2.

1. Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives, scope, and deliverables. It serves as a reference for all stakeholders involved in the project.

The project is designed to address the following key areas:

- Project Objectives
- Project Scope
- Project Deliverables

The project is expected to be completed by the end of the fiscal year.

The project team consists of the following members:

- Project Manager
- Team Lead
- Team Members

The project is organized into the following phases:

- Phase 1: Planning
- Phase 2: Execution
- Phase 3: Monitoring and Control
- Phase 4: Closure

The project is expected to deliver the following results:

- Increased efficiency
- Improved quality
- Reduced costs

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- Phase 1: Planning
- Phase 2: Execution
- Phase 3: Monitoring and Control
- Phase 4: Closure

Letter UU - Victor R. Martinez, Jr. and Maria Estela Martinez, May 26, 1997

LETTER UU

MR. & MRS. VICTOR MARTINEZ JR.
87-745 Desert Cactus DR.
P.O. BOX 1142
Thermal, CA 92274

MAY 26, 1997

City of Coachella
Department of Community Development,
1515 Sixth Street
Coachella, CA 92236

We VICTOR R. MARTINEZ JR. and MARIA ESTELA MARTINEZ ,
tax payers of Riverside County and residents of Thermal, CA
who have resided here for thirty years opposed to the ,
approval of amending the General Plan as stated in EIR #96-1,
City of Coachella General Plan 2020.

UU-C1

We definitely opposed to any annexation, We wish to remain, and
live in a rural lifestyle. Besides the City of Coachella has
failed to provide proper notification to obtain input from the
public and other organizations. We also believe the people of
the area should have a voice in this plan, The City of Coachella
has failed to notify any residents in this area. Also Coachella
has failed to show the financial stability to maintain the services
of their existing city limits much less any new area.

UU-C2

UU-C3

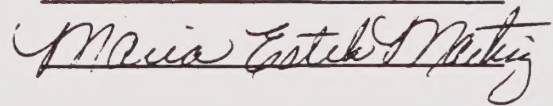
We wish to remain independent of the City of Coachella!!

SINCERELY

VICTOR R. MARTINEZ JR.



MARIA ESTELA MARTINEZ



Response to Letter UU

Response to comments from Victor R. Martinez, Jr. and Maria Estela Martinez, May 26, 1997.

- UU-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- UU-R2 Comment noted. See Letter D, response D-R2.
- UU-R3 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter VV - Thermal Sanitary District, Robert Shepard, President, May 29, 1997

City of Coachella

Department of Community Development

1111 North Harbor

Coachella, CA 92230

Re: Resolution of the Council of the City of Coachella, May 29, 1997

City of Coachella General Plan

Dear Sirs:

The City of Coachella hereby certifies that it is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

The project is located in the following:

1. The project is located in the Coachella Valley, California, within the Coachella Valley Water District, and is subject to the jurisdiction of the Coachella Valley Water District.

2. The project is located in the Coachella Valley, California, within the Coachella Valley Water District, and is subject to the jurisdiction of the Coachella Valley Water District.

3. The project is located in the Coachella Valley, California, within the Coachella Valley Water District, and is subject to the jurisdiction of the Coachella Valley Water District.

The City of Coachella is the lead agency for the project, and is responsible for the preparation and review of the project's environmental impact statement (EIS) and the project's environmental impact report (EIR).

The City of Coachella is the lead agency for the project, and is responsible for the preparation and review of the project's environmental impact statement (EIS) and the project's environmental impact report (EIR).

Very truly yours,

Robert Shepard, President

Thermal Sanitary District

Thermal Sanitary District, Thermal, California

Thermal Sanitary District, Thermal, California

Thermal Sanitary District, Thermal, California

Thermal Sanitary District, Thermal, California

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LETTER VV

THERMAL SANITARY DISTRICT

P. O. BOX 363

THERMAL, CA 92274

May 29, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella CA 92236

Re: Amendment of the General Plan as stated in EIR #96-1
City of Coachella General Plan 2020

Gentlemen:

The Board of Directors hereby submits this letter of opposition to the Environmental Impact Report referenced above. } WV-C1

Our opposition is based upon the following:

- 1) the rural lifestyle currently enjoyed will be disrupted by the imminent annexation into a city;
- 2) many of the residents have expressed their concern that the City of Coachella has failed to show the financial stability to maintain services for their existing area much less a new, larger area;
- 3) the residents do not desire governmental control from the City of Coachella, since the community is content with the Community Council already in existence;
- 4) community concerns that inclusion in the City of Coachella will result in un-wanted "politics".

} WV-C2

} WV-C3

The Board of Directors of the Thermal Sanitary District strongly believes that the proposed change in the general plan of the City of Coachella will result in a petition for sphere-of-influence expansion and ultimately a petition for annexation. } WV-C4

Based upon the foregoing facts, on behalf of the residents of the Thermal Sanitary District, we hereby record our opposition to amendment of the General Plan as stated above.

Sincerely,

Robert Shepard

Robert Shepard, President

Rudolph (Augie) Cervantes, Vice President
Yoko Nishimoto, Secretary
Velda Campbell, Director
Jesse Cervantes, Director

RS:jr

Response to Letter VV

Response to comments from Thermal Sanitary District, Robert Shepard, President, May 29, 1997.

- VV-R1 Comment noted. The Thermal Sanitary District Board of Directors letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- VV-R2 Comment noted. See Letter D, response D-R2.
- VV-R3 Comment noted. See Letter D, response D-R4.
- VV-R4 Comment noted. See Letter D, response D-R2.

Letter WW - Ruben Arias Date Farm, Ruben O. Arias, May 29, 1997

May 29, 1997

Coachella Chamber of Commerce
1815 N. Main
Coachella, CA 92230

Dear Sirs:

I am writing to the various members of the Chamber of Commerce to inform you of the results of the recent survey conducted by the Coachella Chamber of Commerce regarding the Date Farm project. The survey results show that the majority of the Chamber members support the project and believe it will be a valuable addition to the Coachella Valley.

1. The survey results show that the majority of the Chamber members support the project and believe it will be a valuable addition to the Coachella Valley.

2. The survey results show that the majority of the Chamber members support the project and believe it will be a valuable addition to the Coachella Valley.

3. The survey results show that the majority of the Chamber members support the project and believe it will be a valuable addition to the Coachella Valley.

4. The survey results show that the majority of the Chamber members support the project and believe it will be a valuable addition to the Coachella Valley.

Thank you,

Ruben O. Arias

Ruben O. Arias

Page 1 of 1

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10/10/2010 10:10:10 AM

RUBEN ARIAS

DATE FARM

LETTER WW

P.O. BOX 332, THERMAL, CA. 92274

Home 619-399-5248 • FAX 619-342-1675

May 29, 1997

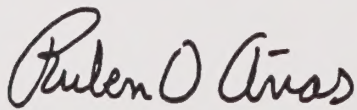
Coachella City Hall Planning
1515 6th Street
Coachella, Calif. 92236

Dear Sirs ,

I am writing to tell you as a member of the Thermal Community Council, and a resident in the Thermal area that I am against Coachella EIR-96-I, 2020 General Plan SCH 96071011 to include our property in your sphere of influence.

1. I was never notified as a Council member or a resident that their plan was being developed. } WW-C1
2. Economically we have our own Community Service District; along with our Community Council meeting our needs. } WW-C2
3. Traditionally we have always been a separate community **and have nothing in common with Coachella.** } WW-C3
4. Coachella has a very poor record in maintaining the area that it has now, and there is no need to create problems for us in Thermal.

Thank You ,



Ruben O. Arias

Response to Letter WW

Response to comments from Ruben Arias Date Farm, Ruben O. Arias, May 29, 1997.

- WW-R1 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- WW-R2 Comment noted. See Letter D, response D-R4.
- WW-R3 Comment noted. See Letter D, response D-R2.

Letter XX - Joseph A. Daily and Barbara J. Daily, May 27, 1997

Page 1 of 1

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Page 1 of 1

LETTER XX

Mr. and Mrs. Joseph A. Daily
83-170 Elia Avenue
THERMAL, CA 92274-9462

May 27, 1997

City of Coachella
Dept. Of Community Development
1515 Sixth Street
COACHELLA, CA 92236

re: Proposed General Plan 2020

To whom it may concern:

It has been brought to our attention that the City of Coachella is planning to expand their general plan to Avenue 62.

We are property owners who may be affected by this general plan. We have never received any notification from the City of Coachella or the County of Riverside regarding these intentions.

XX-C1

As you should know the residents of this area are served by the Community Service District and have benefit of many government services in this regard; water, waste disposal, parks, fire etc. Our interests are protected by the Thermal Community Council.

XX-C2

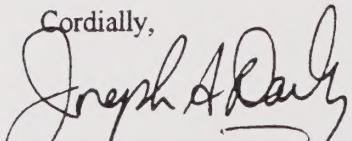
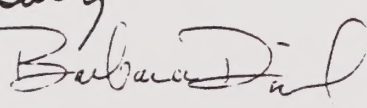
It is clear from televised hearings of the City of Coachella's council meetings that we do not wish to be served by the administration of the City of Coachella and that they have failed to maintain adequate services for City residents.

XX-C3

We believe annexation by the City of Coachella may decrease our property value by as much as 35%. This could result in costly litigation to the detriment of all concerned.

We urge that you cease and desist from further activity in this regard.

Cordially,


Joseph A. Daily
Barbara J. Daily 

JD

cc: Thermal Community Council

Response to Letter XX

Response to comments from Joseph A. Daily and Barbara J. Daily, May 27, 1997.

- XX-R1 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- XX-R2 Comment noted. See Letter D, response D-R2 and D-R4.
- XX-R3 Comment noted. See Letter D, response D-R3.

Letter YY - City of La Quinta, Jerry Herman, Community Development Director, May 29, 1997

May 29, 1997

The Coachella Valley Council
General Counsel
Community Development Department
1312 South Main
Coachella, CA 92228

RE: PROJECTS LISTED ON COACHELLA COUNTY GENERAL PLAN
ENVIRONMENTAL IMPACT STATEMENT

Dear Mr. Herman:

In reviewing the environmental impact statement for the City of La Quinta's proposed projects, I have noted that the City of La Quinta is currently working on the City of La Quinta's General Plan. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council.

Accordingly, I would like to inform you that the City of La Quinta is currently working on the City of La Quinta's General Plan. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council. The City of La Quinta's General Plan is currently in the process of being adopted by the City Council.

Thank you for your assistance in reviewing the City of La Quinta's General Plan. I will keep you informed of any further developments. Sincerely,
[Signature]

Very truly yours,

[Signature]
JERRY HERMAN
Community Development Director

cc: [unclear]



LETTER YY

City of La Quinta

78-495 CALLE TAMPICO — LA QUINTA, CALIFORNIA 92253 - (619) 777-7000
FAX (619) 777-7101

May 29, 1997

Ms. Susan Williams, Director
City of Coachella
Community Development Department
1515 Sixth Street
Coachella, CA 92236

SUBJECT: PROPOSED CITY OF COACHELLA GENERAL PLAN 2020
ENVIRONMENTAL IMPACT REPORT

Dear Ms. Williams:

In reviewing the above-noted document, the City of La Quinta would like to point out that it appears that an area that is currently within the City of La Quinta's Sphere of Influence has been incorporated into the City of Coachella's General Plan. This area is specifically located west of Monroe Street between 52nd Avenue and 53rd Avenue.

YY-C1

Secondly, we would like to point out that the street classifications of Coachella do not correspond with La Quinta's standards. The City would like suggest that it would be advantageous for the two Cities to meet to discuss those streets that we may, in the future, share as a common boundary.

YY-C2

Thank you for this opportunity to respond to your Proposed General Plan and EIR. We look forward to receiving the final document.

Very truly yours,

JERRY HERMAN
Community Development Director

JH:bjs

Response to Letter YY

Response to comments from City of La Quinta, Jerry Herman, Community Development Director, May 29, 1997.

YY-R1 The referenced area is specifically discussed in EIR Section 2.0-page 2. The City of Coachella indicates that they have included this area in their planning area, "*because of the expectation that future development will require comments from the City of Coachella.*"

YY-R2 The majority of streets at the interface between the La Quinta and Coachella Planning Areas are fairly consistent since the Coachella designations of Primary Arterial (110' ROW) and Secondary Thoroughfare (100' ROW) correspond closely to the La Quinta designation of Primary Arterial (100'-110' ROW). Chief differences between the two plans might relate to Avenue 53, which La Quinta shows and Coachella does not, and Avenue 60, which La Quinta shows as a Primary Arterial (100'-110' ROW) and Coachella shows as a Collector (64'-88' ROW). On the Coachella General Plan, Avenue 60 was deliberately downgraded since it was realigned south of the Thermal Airport to accommodate a planned runway extension in the Thermal Airport Master Plan and would no longer serve as a direct route to access SR 86. The City of Coachella will most certainly coordinate on these and any other transportation issues between the two cities.

The Coachella General Plan contains goals and policies on page 63 relating to the coordination of transportation improvements with surrounding jurisdictions. These include:

Goal: The City shall actively coordinate and cooperate with adjacent jurisdictions and regional agencies regarding street and intersection design and level of service.

Policy: The City shall actively coordinate efforts with adjacent jurisdictions through regular meetings and written identification of problem areas related to street widths, alignments, classifications and intersection designs.

LETTER NN

Carlos E. Lopez
55200 Jackson St.
Shermal, Ca. 92274

May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

NN-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

NN-C2

There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

NN-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

NN-C4

Respectfully,

Carlos E. Lopez

Response to Letter NN

Response to comments from Carlos E. Perez, May 23, 1997.

- NN-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- NN-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- NN-R3 Comment noted. See Letter D, response D-R4.
- NN-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

12/10/2017

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12/10/2017 10:00:00 AM

12/10/2017

May 28, 1997

CITY OF COACHELLA
 Dept. of Comm. Development
 1515 Sixth St
 COACHELLA, CA 92236

- ZZ-C1 { I AM AN OWNER OF AGRICULTURAL LAND IN THE UNINCORPORATED AREA OF THE PROPOSED ANNEXATION OF LAND TO THE CITY OF COACHELLA.
- ZZ-C2 { I AM OPPOSED TO THE PLAN AS STATED IN EIR #96-1 CITY OF COACHELLA GENERAL PLAN 2020.
- ZZ-C3 { I FEEL THE QUIET, RURAL, AGRICULTURAL SETTING SHOULD BE MAINTAINED AND PROTECTED. AGRICULTURE LAND SHOULD NOT BE INCORPORATED. WE HAVE A
- ZZ-C4 { VERY SATISFACTORY GOVERNMENT IN THE FORM OF THE THORNHILL-OASIS COMMUNITY COUNCIL.
- ZZ-C5 { THE CITY OF COACHELLA IS NOT IN A FINANCIAL POSITION TO SERVE A GREATER AREA. THEY CANNOT HANDLE WHAT THEY HAVE NOW, NOR DO THE CITIZENS OF THORNHILL-OASIS WANT TO BECOME ENZORLED OR INVOLVED IN COACHELLA POLITICS.

Kenny Strickland, Jr.
 KENNY STRICKLAND, JR.
 85-495 N 61, THORNHILL, CA

Response to Letter ZZ

Response to comments from Kenny Strickland, Jr., May 28, 1997.

ZZ-R1 Comment noted. See Letter D, response D-R2.

ZZ-R2 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

ZZ-R3 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

ZZ-R4 Comment noted. See Letter D, response D-R4.

ZZ-R5 Comment noted. See Letter D, response D-R2.

Letter AAA - Mario A. Lopez, May 20, 1997

May 20, 1997

Page 1 of 2

ONLY 1 PAGE RCVD

City of Coachella
Department of Community
Development and Planning
1515 6th Street
Coachella, Ca 92236

EIR 96-1
General Plan 2020
SCH 96071011

To whom it may concern:

We, the residents and owners of Thermal, an unincorporated area of Riverside County are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

1. We have NOT been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.
2. We wish to remain and unincorporated area of Riverside County.
3. Inclusion in Coachella's Sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

Thanks for your consideration.

Enc:

cc. LAFCO Thermal Service District, Riverside County Board of Supervisors; Bob Buster, John Tavaglicone, Jim Venable, Roy Wilson, Tom Mullen.

CVAG, Patricia (Corky) Larson.

The following signatures and those attached are residents of Thermal.

NAME

ADDRESS

PHONE

1. Mario A Lopez 55-260 RUE MARNE Thermal Ca. 398-5642

2. Melanie A. Lopez

- the City failed to provide proper notification to obtain input from the public and other organizations;
- the area south of Coachella has a rural lifestyle and would not be conducive to city code enforcement, rules and regulations and bureaucratic involvement brought upon by City annexation;
- the people in the unincorporated area included in the City's proposed plan have created their own government through a Community Service Area, a Community Service District, water district, solid waste disposal system, parks district, and are represented by a Community Council. There is no need for more government from the City of Coachella;
- the EIR has failed to mention the loss of land value that occurs when property is brought into the city limits of Coachella (appraisers have estimated a 35% value reduction when property is located within City of Coachella);
- agricultural land must remain in the unincorporated area;
- the people of the area should have a voice in this plan; the City has failed to notify any resident in this area;
- the City of Coachella has failed to show the financial stability to maintain the services of their existing city

Response to Letter AAA

- AAA-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- AAA-R2 See Letter D, Response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- AAA-R3 Comment noted. See Letter D, response D-R2.

Letter BBB - Roberto Rios, May 23, 1997

City of Coachella
Department of Community Development
1317 Broadway
Coachella, Ca. 92230

Re: City of Coachella Letter to Mr. CRP 95-1

To: Mayor & City Council

I am writing you regarding the City of Coachella's attempt to amend its Charter with such as Article 6. There are several things which have been in my opinion in violation of the planned expansion.

First, if the city is amended by the City of Coachella, the city will be in violation of the state constitution and the state constitution will be in violation of the state constitution. The land value of the city is expected to be a value of \$1.2 million and the City of Coachella. The land property will be in violation of the state constitution.

There is no need for additional government. As the people in this area have already shown that they are government through a Community Development District, water district, and waste district. The City of Coachella will make government additional government.

That is not all. The residents of the area will be in violation of their plan by the City of Coachella. There are no provisions of the city's plan, we should have some form of legal in the district and the state constitution. Expansion of Coachella is a passing work to America. There are many negative effects the residents of the area. The residents are speaking that the City of Coachella would be in violation of the state constitution.

Respectfully,

Roberto Rios

LETTER BBB

Roberto Rios
P.O. Box 724
Thermal, Co. 92274

May 23, 1997

City Of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

Re: City of Coachella General Plan, EIR # 96-1

To Whom It May Concern:

I am stating my opposition to the City of Coachella's attempt to expand it's planning area south to Avenue 62. There are several factors which have lead to my decision to oppose the planned expansion.

BBB-C1

First, if this area is annexed by the city of Coachella, the city's code enforcement, rules, regulations, and bureaucratic involvement will interfere with the rural lifestyle of the area. Also, the land value of the area in question will suffer a reduction in value if it is annexed to the City of Coachella. Our land property will suffer an estimated 35% value reduction.

BBB-C2

There is no need for additional government, as the people in this area have already created their own government through a Community Service District, water district, solid waste disposal system, parks district, and a representational Community Council. Annexation by the City of Coachella will create unnecessary additional government.

BBB-C3

Most importantly, the residents of this area were not notified of these plans by the City of Coachella. If we are to become part of the city's area, we should have some form of input in the decision and the subsequent planning. Expansion of Coachella's planning area to Avenue 62 will have many negative effects the residents of this area. It is therefore my opinion that the City of Coachella should reconsider its plans of expansion.

BBB-C4

Respectfully,

Roberto Rios

Response to Letter BBB

Response to comments from Roberto Rios, May 23, 1997.

- BBB-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- BBB-R2 Comment noted. See Letter D, responses D-R2 and D-R3.
- BBB-R3 Comment noted. See Letter D, response D-R4.
- BBB-R4 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter CCC: John B. Furr and Velia Furr, May 25, 1997

John B. Furr and Velia Furr
1111 1st Street North
Coachella, California 92230

Dear Sirs:

This letter is being submitted to inform you regarding the
approval of amending the General Plan to reflect the
City of Coachella General Plan 1997.

The reasons for the approval are:

1. The City has failed to provide proper maintenance of
this project from the public.

2. The development will be used by the City's citizens
and the community service area will be provided by the
City's and the residents will be responsible for the area
development. The City's citizens will be responsible for
the area of development. The area will be used for
public service, public service and a public service.

3. The development will be used by the City's citizens
and the community service area will be provided by the
City's and the residents will be responsible for the area
development. The area will be used for public service,
public service and a public service.

4. The development will be used by the City's citizens
and the community service area will be provided by the
City's and the residents will be responsible for the area
development. The area will be used for public service,
public service and a public service.

The project will be used by the City's citizens
and the community service area will be provided by the
City's and the residents will be responsible for the area
development. The area will be used for public service,
public service and a public service.

Very truly,
John B. Furr and Velia Furr

John B. Furr and Velia Furr
1111 1st Street North
Coachella, California 92230

John B. Furr and Velia Furr
1111 1st Street North
Coachella, California 92230

John B. Furr and Velia Furr
1111 1st Street North
Coachella, California 92230

John B. Furr and Velia Furr
1111 1st Street North
Coachella, California 92230

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

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26. The twenty-sixth part of the document is a list of the names of the members of the committee.

27. The twenty-seventh part of the document is a list of the names of the members of the committee.

28. The twenty-eighth part of the document is a list of the names of the members of the committee.

LETTER CCC

May 25, 1997

City of Coachella
Dept. of Community Development
1515 Sixth Street
Coachella, California 92236

Gentlemen:

This letter is being submitted to declare our opposition to approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020. } CCC-C1

The reasons we are opposed are:

1. The City has failed to provide proper notification to gain input from the public. } CCC-C2

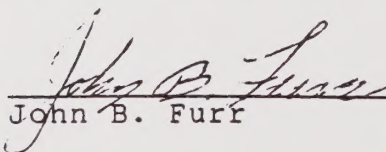
2. The unincorporated area included in the City's proposed plan has a Community Service Area and a Community Service District and the residents and the landowners in the area are represented by a Community Council; therefore, government by the City of Coachella is not needed. We also have water and sewer service, solid waste pick-up and a parks district. } CCC-C3

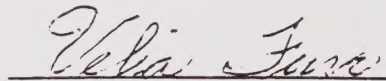
3. An estimated 35% reduction in value occurs when property is brought into the Coachella city limits. The EIR fails to mention this loss of land value. } CCC-C4

4. The residents and landowners in the area should have a voice in this plan. The City has failed to notify anyone in the area involved in the proposed plan.

This protest has been submitted for the record.

Truly yours,


John B. Furr


Velia Furr

55-205 Rue Montigny
Thermal, California 92274

cc: Thermal Community Council
P. O. Box 284
Thermal, California 92274

Response to Letter CCC

Response to comments from John B. Furr and Velia Furr, May 25, 1997.

- CCC-R1 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- CCC-R2 Comment noted. See Letter D, response D-R4.
- CCC-R3 Comment noted. See Letter D, response D-R2.

1. The first part of the document is a letter from the President of the United States to the Congress, dated May 11, 1862. It is a very important document, as it contains the President's views on the state of the Union and the progress of the war.

2. The second part of the document is a report from the Secretary of the War Department, dated May 11, 1862. It contains a detailed account of the military operations of the Army during the year, and the progress of the war.

3. The third part of the document is a report from the Secretary of the Navy Department, dated May 11, 1862. It contains a detailed account of the operations of the Navy during the year, and the progress of the war.



LETTER DDD

83-555

Airport Blvd.

Thermal, CA

92274

619-399-5191

FAX:

619-399-1311

May 30, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

I am writing on behalf of Hadley Date Gardens, Inc. to state our opposition to the Environmental Impact Report that is being reviewed regarding the expansion of your planning area. (EIR #96-1, City of Coachella General Plan 2020).

DDD-C1

We are located in Thermal just West of Coachella Valley High School and are an employer of many Coachella residents. We strongly feel that the eventual annexation that such a report implies would be detrimental to the economics of our company, the Thermal area, and eventually on the employees we hire. Aside from the fact that the City of Coachella failed to provide proper notification of obtain input from the public, our area has a rural lifestyle and would not be conducive to city code enforcement, rules and regulations and bureaucratic involvement brought upon by City annexation.

DDD-C2

As an agricultural entity we own considerable acreage in this area and are concerned with the loss of land value that would occur by bringing our properties into the city limits of Coachella. The City of Coachella has failed to show the financial stability to maintain the services of their existing city limits as well as has demonstrated an inability to govern well as evidenced by all the scandal surrounding its city council and employees over the past few years. We do not feel that this governing entity has the appropriate skills to branch out into the surrounding areas. To do so would be wrong and not in the best interest of those surrounding areas.

Sincerely,

Melinda Keck Dougherty,
Vice President

cc: Thermal Community Council

*Handing under
Hadley in area
on unit
83-555 Again
Brd*



Response to Letter DDD

Response to comments from Hadley Date Gardens, Melinda Keck Dougherty, Vice President, May 30, 1997.

DDD-R1 Comment noted. See Letter D, response D-R2.

DDD-R2 Comments noted. See Letter D, response D-R3 regarding issue of annexation. See also Letter D, response D-R1 regarding public notification. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

Letter EEE: Josefine D. Galvin, May 28, 1997

City of Coachella
Office of Community
Development and Planning
4700 N. St.
Coachella, CA 92230

Re: 28-1
GENERAL PLAN DEED
RECORD 95014918

To: Robert J. Fox, Chairman

Thank you for your letter, received on the same day of submission of the deed, regarding the deed.

1. The deed is being filed in your name because it is the only way to ensure that the deed is properly recorded.
2. I do not have any contact with your current mortgage. I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.
3. The deed is being recorded in your name because it is the only way to ensure that the deed is properly recorded. I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.
4. I would be happy to provide an affidavit stating that I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.
5. The deed is being recorded in your name because it is the only way to ensure that the deed is properly recorded. I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.
6. I would be happy to provide an affidavit stating that I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.

It is important to ensure that the deed is properly recorded in your name. I am not involved in your mortgage. The only way to ensure that the deed is properly recorded is to have it recorded in your name.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial system and for providing a clear audit trail. The second part of the document outlines the procedures for handling disputes and resolving conflicts. This includes a detailed description of the dispute resolution process, from initial filing to final resolution. The third part of the document provides a summary of the key findings and recommendations. This includes a list of the most common issues identified during the audit and a set of recommendations for improving the system. The fourth part of the document provides a detailed description of the audit process, including the scope of the audit, the methods used, and the results of the audit. The fifth part of the document provides a detailed description of the financial system, including the assets, liabilities, and equity of the organization. The sixth part of the document provides a detailed description of the internal controls, including the policies and procedures that govern the system. The seventh part of the document provides a detailed description of the external controls, including the laws and regulations that govern the system. The eighth part of the document provides a detailed description of the risk management process, including the identification of risks, the assessment of risks, and the implementation of risk mitigation strategies. The ninth part of the document provides a detailed description of the compliance process, including the identification of compliance requirements, the assessment of compliance, and the implementation of compliance measures. The tenth part of the document provides a detailed description of the reporting process, including the identification of reporting requirements, the assessment of reporting, and the implementation of reporting measures.

LETTER EEE

May 28, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because:

1. You failed to notify me of your plans that will affect my area. } EEE-C1
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups. } EEE-C2
} EEE-C3
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs. } EEE-C4
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated. } EEE-C5
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services. } EEE-C6
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. } EEE-C7
You are not really interested in the citizens of the area.

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

Joseph A. Taber

Response to Letter EEE

Response to comments from Josefine D. Galvin, May 28, 1997.

- EEE-R1 Comment noted. See Letter D, response D-R2.
- EEE-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- EEE-R3 Comment noted. See Letter D, response D-R4.
- EEE-R4 Comment noted. See Letter D, response D-R2.
- EEE-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- EEE-R6 Comment noted. See Letter D, response D-R4.
- EEE-R7 Comment noted. See Letter D, response D-R2.

Letter FFF: Jessie Alvarez, May 28, 1997

TO: THE CITY ENGINEER
1000 CALIFORNIA ROAD
COACHELLA, CA 92230

FOR THE CITY ENGINEER'S REVIEW OF THE PROPOSED COACHELLA
GENERAL PLAN, 1997-2000

1. THE CITY ENGINEER IS REQUESTED TO REVIEW THE PROPOSED COACHELLA
GENERAL PLAN, 1997-2000, AND TO ADVISE THE CITY ENGINEER OF ANY
REVISIONS THAT MAY BE REQUIRED.

2. THE CITY ENGINEER IS REQUESTED TO REVIEW THE PROPOSED COACHELLA
GENERAL PLAN, 1997-2000, AND TO ADVISE THE CITY ENGINEER OF ANY
REVISIONS THAT MAY BE REQUIRED.

3. THE CITY ENGINEER IS REQUESTED TO REVIEW THE PROPOSED COACHELLA
GENERAL PLAN, 1997-2000, AND TO ADVISE THE CITY ENGINEER OF ANY
REVISIONS THAT MAY BE REQUIRED.

[Signature]

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LETTER FFF

MAY 28, 1997

TO: THE CITY OF COACHELLA
DEVELOPMENT 1515 SIXTH STREET
COACHELLA, CA 92236

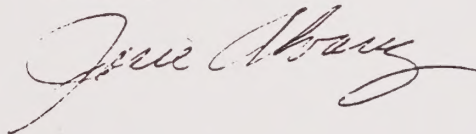
We are opposed to the approval of amending the General plan as stated in E.I.R. #96-1
City of Coachella Geral Plan 2020.

- (1) Our opposition is based on how the city failed to provide proper notification to obtain
input from public and other organizations.
- (2) The area south of Coachella has a rural lifestyle and would not be conducive to the
city Code enforcement, rules and regulations.
- (3) The city of Coachella has failed to show the financial stability to maintain the
services of their existing city limits much less any new area.

FFF-C1

FFF-C2

Sincerely Yours,



Response to Letter FFF

Response to comments from Jessie Alvarez, May 28, 1997.

FFF-R1 Comment noted. See Letter D, response D-R2.

FFF-R2 Comment noted. See Letter D, response D-R2.

Letter GGG: Jackie Bowers

My husband and I would like to express
to you that we prefer not to live
under the shade of influence of the
City of Coachella. We bought our property
in Coachella, in 1976, because it was a
rural country area and would like it
to remain that way.

Thank you.

Jackie Bowers
John Bowers

10/10/2017

10/10/2017

10/10/2017

10/10/2017

10/10/2017

To: City of Coachella

Re: Plan 20-20

My husband and I wish to express to you that we prefer not to be under the sphere of influence of the City of Coachella. We bought our property 82-675 Ave 53, in 1976 because it was a rural County area and would like it to remain that way.

Thank you,

Judie Bower
Ray Bower

GGG-C1

GGG-C2

Response to Letter GGG

Response to comments from Jackie Bowers.

GGG-R1 Comment noted. See Letter D, response D-R2.

Letter HHH: Robert C. Cline, Linda L. Kline, May 20, 1997

LETTER HHH

May 20, 1997

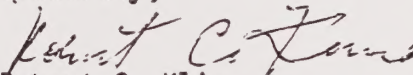
To whom it may concern:

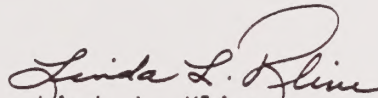
We are property owners in an unincorporated area of Riverside County.

We do not wish to be incorporated into the City of Coachella, nor do we want to be in the City of Coachella's sphere of influence.

HHH-C1

Sincerely,


Robert C. Kline


Linda L. Kline
83-150 Ave. 51
Coachella, Ca. 92236

Response to Letter HHH

Response to comments from Robert C. Cline, Linda L. Kline, May 20, 1997.

HHH-R1 Comment noted. See Letter D, response D-R2.

Letter III: Jesus Campor, Berta A. Campor, May 28, 1997

City of Coachella
City of Coachella
City of Coachella
City of Coachella
City of Coachella

City of Coachella
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LETTER III

May 28, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because:

1. You failed to notify me of your plans that will affect my area. } III-C1
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups. } III-C2
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs. } III-C3
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated. } III-C4
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services. } III-C5
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. You are not really interested in the citizens of the area. } III-C6

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

87031 Kokell Ave.

87038 Kokell Ave.

Jesus Campos
Berta A. Campos

Response to Letter III

Response to comments from Jesus Campor, Berta A. Campor, May 28, 1997.

III-R1 Comment noted. See Letter D, response D-R2.

III-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.

III-R3 Comment noted. See Letter D, response D-R4.

III-R4 Comment noted. See Letter D, response D-R2.

III-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.

III-R6 Comment noted. See Letter D, response D-R4.

III-R7 Comment noted. See Letter D, response D-R2.

Letter JJJ: Tommy. N. Bazua, Eva L. Bazua, May 28, 1997

MAY 28 1997

THE CITY OF COACHELLA
DEVELOPMENT AND PLANNING DEPARTMENT
PO BOX 10000, COACHELLA, CA 92230

Enclosed for the attention of the Planning Department are two copies of the letter
and a copy of the letter from the City of Coachella dated May 28, 1997.

1. The letter from the City of Coachella dated May 28, 1997, is a copy of the letter
from the City of Coachella dated May 28, 1997.

2. The letter from the City of Coachella dated May 28, 1997, is a copy of the letter
from the City of Coachella dated May 28, 1997.

3. The letter from the City of Coachella dated May 28, 1997, is a copy of the letter
from the City of Coachella dated May 28, 1997.

Tommy N. Bazua
Eva L. Bazua

Section 10. The Board of Directors shall have the authority to:

10.1. Adopt and amend the University's policies and procedures.

10.2. Adopt and amend the University's budget.

10.3. Adopt and amend the University's financial regulations and procedures, including the University's policy on the use of funds, and the University's policy on the use of the University's assets.

10.4. Adopt and amend the University's personnel regulations.

10.5. Adopt and amend the University's academic regulations.

10.6. Adopt and amend the University's policy on the use of the University's facilities, including the University's policy on the use of the University's buildings, grounds, and other facilities.

10.7. Adopt and amend the University's policy on the use of the University's funds.

10.8. Adopt and amend the University's policy on the use of the University's assets.

LETTER JJJ

MAY 28, 1996

TO: THE CITY OF COACHELLA
DEVELOPMENT 1515 SIXTH STREET
COACHELLA, CA 92236

We are opposed to the approval of amending the General plan as stated in E.I.R. #96-1
City of Coachella Geral Plan 2020.

} JJJ-C1

(1) Our opposition is based on how the city failed to provide proper notification to obtain
input from public and other organizations.

} JJJ-C2

(2) The area south of Coachella has a rural lifestyle and would not be conducive to the
city Code enforcement, rules and regulations.

} JJJ-C3

(3) The city of Coachella has failed to show the financial stability to maintain the
services of their existing city limits much less any new area.

Sincerely Yours,

Larry N. Bazua
Eva L. Bazua

Response to Letter JJJ

Response to comments from Tommy. N. Bazua, Eva L. Bazua, May 28, 1997.

JJJ-R1 Comment noted. See Letter D, response D-R2.

JJJ-R2 Comment noted. See Letter D, response D-R2.

Letter KKK: Jennifer Schuyler, May 29, 1997

May 29, 1997

Deborah Williams, Director
Department of Community Development
City of Coachella
1510 South Street
Coachella, CA 92220

Dear Ms. Williams:

Thank you for your letter in regard to the Thermal well by the City of Coachella. I am glad you saw the sign used to locate it and of your neighbor's comments.

It is important to me that the City of Coachella be aware that I operate my business in a very responsible and ethical way, and that I am not a "fly by night" operator. I am also happy to let you know that I am not a "fly by night" operator. I am glad to hear that you are not a "fly by night" operator. This is what my policy.

It is also important to me that the City of Coachella be aware that I operate my business in a very responsible and ethical way, and that I am not a "fly by night" operator. I am also happy to let you know that I am not a "fly by night" operator. I am glad to hear that you are not a "fly by night" operator. This is what my policy.

May 29, 1997

Susan Williams, Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Ms. Williams,

Though you've denied annexation plans of the Thermal area by the City of Coachella, I feel that you and the city need to know at least one of your neighbor's concerns.

It is important to me that the City of Coachella is aware that I oppose any attempt to annex unincorporated land west, south or east of the present city limits. It is also important for you to know that most residents living in this area that I call home, choose to live here because it is not in a city. This is what we prefer.

If I did choose to live within a city's boundaries, the City of Coachella would not be my choice. Within the last 20 years, elected officials have done a very poor job of running the city. The obvious corruptness that has existed through quite a few sets of city councilmen has ruined the City of Coachella's reputation. The present council's capability is definitely diminished by three members, in my opinion. And the adjustments in services and cutbacks of these services endured by the citizens of Coachella, reinforce my opinions. Just take a look at the maintenance of road surfaces within previously unincorporated land that has been annexed by the city. Streets and roads previously maintained routinely by the County of Riverside are nothing but potholes and ruin today. Land annexed by the City of Coachella decreases in value, why is this? Established, solid businesses have received poor treatment and abuse by the City. These businesses provide a strong tax base for the city and thousands of jobs for the citizens.

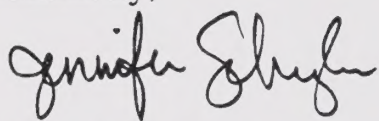
KKK-C1

KKK-C2

Before Coachella expands itself or even considers any annexations, I think the city needs to focus on improving and maintaining its present entity.

I don't want a city like the City of Coachella encroaching upon my back door. I'd prefer to keep you as my neighbor. I'll be a good one, will you?

Sincerely,

A handwritten signature in cursive script, reading "Jennifer Schuyler". The ink is dark and the signature is fluid.

Jennifer Schuyler
Thermal resident

Response to Letter KKK

Response to comments from Jennifer Schuyler, May 29, 1997.

KKK-R1 Comment noted. See Letter D, response D-R2.

KKK-R2 Comment noted. See Letter D, response D-R3.

Document Title

Document Number

Document Date

Document Author

Document Description

Document Content

Document Footer

Handwritten signature

Printed name and title

Letter LLL: Mary C. Guzman, May 28, 1997

City of Coachella

Attn: City Council

Department of Planning

1110 N. 2nd St.

Coachella, CA 92220

Dear Sirs:

GENERAL PLAN

FOR THE CITY OF COACHELLA

Re: General Plan Update

I am writing to you regarding the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella.

The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella.

The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella.

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The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella.

The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella. The City Council has approved the General Plan Update for the City of Coachella.

Mary C. Guzman



LETTER LLL

May 28, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because:

1. You failed to notify me of your plans that will affect my area. } LLL-C1
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups. } LLL-C2
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs. } LLL-C3
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated. } LLL-C4
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services. } LLL-C5
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. You are not really interested in the citizens of the area. } LLL-C6

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

Mrs Mary C. Guzman

Response to Letter LLL

Response to comments from Mary C. Guzman, May 28, 1997.

- LLL-R1 Comment noted. See Letter D, response D-R2.
- LLL-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- LLL-R3 Comment noted. See Letter D, response D-R4.
- LLL-R4 Comment noted. See Letter D, response D-R2.
- LLL-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- LLL-R6 Comment noted. See Letter D, response D-R4.
- LLL-R7 Comment noted. See Letter D, response D-R2.

Letter MMM: Gloria Morales, May 28, 1997

City of Coachella

Attn: Planning Commission

Department of Planning

1575 E. Main St.

Coachella, CA 92220

Dear Sirs:

Re: Coachella Valley Water

and Sewer

To: Planning Commission

I am writing to you regarding the proposed Coachella Valley Water and Sewer Project. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.

1. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
2. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
3. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
4. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
5. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
6. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
7. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
8. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
9. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.
10. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.

The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area. The project is located in the Coachella Valley and is a major infrastructure project that will provide water and sewer service to the area.

Subject: [Illegible]

Date: [Illegible]

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LETTER MMM

May 28, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because: } MMM-C1

1. You failed to notify me of your plans that will affect my area. } MMM-C2
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups. } MMM-C3
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs. } MMM-C4
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated. } MMM-C5
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services. } MMM-C6
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. You are not really interested in the citizens of the area. } MMM-C7

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

Lidia Morales

Response to Letter MMM

Response to comments from Gloria Morales, May 28, 1997.

- MMM-R1 Comment noted. See Letter D, response D-R2.
- MMM-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- MMM-R3 Comment noted. See Letter D, response D-R4.
- MMM-R4 Comment noted. See Letter D, response D-R2.
- MMM-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- MMM-R6 Comment noted. See Letter D, response D-R4.
- MMM-R7 Comment noted. See Letter D, response D-R2.

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LETTER NNN

May 29, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, California 92236

To Whom It May Concern:

We are writing to state our opposition to the approval of amending the General Plan as stated in EIR#96-1. City of Coachella General Plan 2020.

NNN-C1

We were not provided proper notification in regards to the amendment in-order to give our input, nor were we given the chance to vote on this plan.

NNN-C2

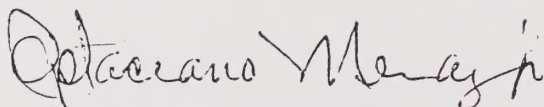
We purchased our property in 1963 to raise our family in a rural atmosphere, and wish to continue to live in an unincorporated area. We have created our own government through a Community Service Area, A Community Service District, Water District, Solid Waste Disposal system, parks district, and are represented by a Community Council.

NNN-C3

We are not willing to sacrifice the value of our land, which when brought into the city limits the value will diminish.

NNN-C4

Sincerely,



Optaciano and Esther Meraz, Jr.
82360 Ave. 58
Thermal, CA 92274

pc: Thermal Community Council

Response to Letter NNN

Response to comments from Optaciano and Esther Meraz, Jr., May 29, 1997.

- NNN-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- NNN-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- NNN-R3 Comment noted. See Letter D, responses D-R2 and D-R3.
- NNN-R4 Comment noted. See Letter D, response D-R3.

10/10/2019 10:10:10 AM

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May 28, 1997

City of Coachella
 Dept. of Community
 Development and Planning
 1515 6th St.
 Coachella, Ca. 92236

EIR 96-1
 GENERAL PLAN 2020
 SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because:

} 000-C1

1. You failed to notify me of your plans that will affect my area.
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups.
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs.
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated.
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services.
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. You are not really interested in the citizens of the area.

} 000-C2

} 000-C3

} 000-C4

} 000-C5

} 000-C6

} 000-C7

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

Pablo Robledo
M. H. Robledo

Response to Letter 000

Response to comments from Pablo Rolledo and M. G. Robledo, May 28, 1997.

- 000-R1 Comment noted. See Letter D, response D-R2.
- 000-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- 000-R3 Comment noted. See Letter D, response D-R4.
- 000-R4 Comment noted. See Letter D, response D-R2.
- 000-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- 000-R6 Comment noted. See Letter D, response D-R4.
- 000-R7 Comment noted. See Letter D, response D-R2.

Letter PPP: Juana H. Linares, May 28, 1997

Dear Mr. [Name]:

My name is [Name]
 I am a [Title]
 I am currently [Address]
 I am [Age] years old
 I am [Occupation]

I am [Marital Status]
 I have [Number] children
 I am [Religion]

I am [Ethnicity]

I am [Education Level] and I am currently [Employment Status]

1. I am [Age] years old and I am currently [Employment Status]
2. I am [Marital Status] and I have [Number] children
3. I am [Religion] and I am currently [Employment Status]
4. I am [Ethnicity] and I am currently [Employment Status]
5. I am [Education Level] and I am currently [Employment Status]
6. I am [Occupation] and I am currently [Employment Status]
7. I am [Address] and I am currently [Employment Status]
8. I am [Phone Number] and I am currently [Employment Status]
9. I am [Email Address] and I am currently [Employment Status]
10. I am [Social Security Number] and I am currently [Employment Status]

PPP-C1

PPP-C2

PPP-C3

PPP-C4

PPP-C5

PPP-C6

PPP-C7

10/10/2010

10/10/2010

10/10/2010

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LETTER PPP

May 28, 1997

City of Coachella
Dept. of Community
Development and Planning
1515 6th St.
Coachella, Ca. 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To Whom It May Concern:

I strongly oppose being included in the plans of incorporation by the city of Coachella because:

1. You failed to notify me of your plans that will affect my area.
2. I do not like your conduct at your council meetings. I like our own form of government. We do not fight among ourselves even though we have several governing groups.
3. You have trouble taking care of your own area, I do not believe that you would be interested in taking care of ours. I also do not believe that you have the financial stability to maintain the services in your own city much less take care of our needs.
4. I want to remain as an unincorporated area of Riverside County because our agricultural land should not be incorporated.
5. We have been able to pay for our own police protection, lighting and recreation and I do not believe that you can provide other services.
6. I believe that the only reason you want to include us in your sphere of influence is because you want to incorporate the Thermal Airport. You are not really interested in the citizens of the area.

PPP-C1

PPP-C2

PPP-C3

PPP-C4

PPP-C5

PPP-C6

PPP-C7

As a resident of Thermal, an unincorporated area of Riverside County, I am strongly opposed to the City of Coachella including the Thermal area in your Sphere of Influence because little by little you have encroached in our living space.

Luana H. Lin

Response to Letter PPP

Response to comments from Juana H. Linares, May 28, 1997.

- PPP-R1 Comment noted. See Letter D, response D-R2.
- PPP-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- PPP-R3 Comment noted. See Letter D, response D-R4.
- PPP-R4 Comment noted. See Letter D, response D-R2.
- PPP-R5 Comment noted. See Letter D, response D-R2. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agricultural resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- PPP-R6 Comment noted. See Letter D, response D-R4.
- PPP-R7 Comment noted. See Letter D, response D-R2.

Letter QQQ: Michael L. Wells and Ann B. Wells, May 28, 1997

[Illegible text]

[Illegible text]

[Illegible text]
[Illegible text]
[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text] (27-4)

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

LETTER QQQ

Michael L. and Ann B. Wells
P. O. Box 281
Thermal, Calif. 92274

May 28, 1997

Susan Williams, Director
Coachella Planning Department
1515 Sixth St.
Coachella, Calif. 92236

Dear Ms. Williams;

As property owners, we object to being included in your expanded general plan and E.I.R.

QQQ-C1

We bought our land in a rural area in order to avoid the bureaucracy and restrictions of a city. We enjoy and desire to retain our rural lifestyle.

QQQ-C2

We object to the proposed general plan amendment and E.I.R. being presented as a valid E.I.R. No input or comment was sought from business owners, land owners, or residents before this plan was developed. When the draft report came to our attention, there was just over two weeks left in the "review period". This is not enough time for the community of Thermal and its residents to respond.

QQQ-C3

If the City of Coachella desires to accomplish the general plan update and E.I.R. without being deceptive, the city should be asking the residents, business owners, and land owners what they want.

The Thermal area has its own "governmental" representatives with the Community Council. We have the services we need through the Southern Coachella Valley Community Services District, Community Service Area #125, the Thermal Sanitary District, the Thermal Chamber of Commerce, and current Riverside County services.

QQQ-C4

We do not believe that the City of Coachella can offer us the same services for the same or better rates, nor can the city offer us the competent local representation that is currently in place.

We request that the City of Coachella leave us out of its general plan and its city and let us operate our community in the manner that we currently use and support as the best system for our community.

QQQ-C5

Sincerely,



Michael L. Wells



Ann B. Wells

Response to Letter QQQ

Response to comments from Michael L. Wells and Ann B. Wells, May 28, 1997.

- QQQ-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- QQQ-R2 Comment noted. See Letter D, response D-R2.
- QQQ-R3 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- QQQ-R4 Comment noted. See Letter D, response D-R3 and D-R4.
- QQQ-R5 Comment noted. See Letter D, response D-R2 and D-R3.

Letter RRR: Thermal Petition (6 names), May 15, 1997

LETTER RRR

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence. } RRR-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council. } RRR-C2

2. We wish to remain an unincorporated area of Riverside County. }

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose. } RRR-C3

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. James E. Naserty, 58-499 Jackson St, Thermal
2. Betty James 57-100 West Central St. Thermal
3. Victor P. Higgins 87050 Ave 5 & Thermal
4. Richard A. Smith 56-075 Hwy 111 Thermal, Calif
5. Julia Salas 56-450 Olive St Thermal
6. Antonio R. Fery P.O. Box 469 - Thermal Ca 92274

Response to Letter RRR

Response to comments from Thermal Petition (6 names), May 15, 1997.

- RRR-R1 Comment noted. Your petition of opposition containing 6 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- RRR-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- RRR-R3 Comment noted. See Letter D, response D-R2.

Letter SSS: Thermal Petition (19 names), May 15, 1997

LETTER SSS

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

SSS-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.

SSS-C2

2. We wish to remain an unincorporated area of Riverside County.

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

SSS-C3

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. Albert M. Dean 82825 62nd Ave. Thermal
2. Bozie L. Dean 82825 62nd Ave. Thermal
3. Lippie Parnina 56271 Orange Thermal
4. Bob Buster 56271 Orange Thermal
PO BOX 1012, Thermal
5. Rhonda Mills - 56-201 Palm + 87-040 Kokell-Thermal
6. Julia P. Arnes 87875 ave. 60 Thermal

7. May [unclear] } P.O. Box 502 - 87-244
8. Frank [unclear] } Center - Thermal, Ca
9. Sesuya Rabunay 57-060 Desert Factus Thermal Paly
P.O. Box 718 Dr.
10. Angelic Bilemotto 88-051 Ave 57 Thermal
11. Jesus Jesus Cruz 87-190 PALS Thermal, Ca.
12. Braulio Rivera P.O. Box 9. 87-90 Thermal, Ca
13. Ana Laura Carral KOKOPPO 87-190 Thermal, CA
14. [unclear] P.O. Box 100 Thermal, 92274
palm st 87-191 Thermal
15. Xenia Herrera 88-11111 Thermal, CA 11
16. Jesus Alvarez P.O. Box 165 Thermal, Ca 92274
17. Alena Garcia 88-051 Ave 57 Thermal
18. Funda Sepeda 88-800 Ave 61 Thermal, Ca 9227
19. Bene Barza 87-487 Ave 59 Thermal, Ca.
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____

Response to Letter SSS

Response to comments from Thermal Petition (19 names), May 15, 1997

- SSS-R1 Comment noted. Your petition of opposition containing 19 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- SSS-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- SSS-R3 Comment noted. See Letter D, response D-R2.

10/10/1919

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10/10/1919

Letter TTT: Thermal Petition (6 names), May 15, 1997

May 15, 1997

City of Coachella
 Planning and Development
 Development and Planning
 1000 N. Palm Springs
 Palm Springs, CA 92262

Dear Sirs:
 I am writing to you
 regarding the

City of Coachella

We, the undersigned, of Coachella, do hereby petition you to amend the General Plan of the City of Coachella to include the following: (11-5)

1. We want the City of Coachella to amend the General Plan to include the following: (11-6)

2. We want the City of Coachella to amend the General Plan to include the following: (11-7)

3. We want the City of Coachella to amend the General Plan to include the following: (11-8)

Thank you for your attention.

Sincerely,

John P. Smith, President, Coachella Valley Chamber of Commerce
 and Mayor, City of Coachella, 1000 N. Palm Springs, Palm Springs, CA 92262
 This petition is being filed with you.

The following is a list of the names of the undersigned:

John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262
 John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262
 John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262
 John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262
 John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262
 John P. Smith, 1000 N. Palm Springs, Palm Springs, CA 92262

LETTER TTT

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

TTT-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.

TTT-C2

2. We wish to remain an unincorporated area of Riverside County.

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

TTT-C3

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. James E. Nagerty, 58-499 Jackson St, Thermal
2. Betty James 57-100 Desert Cactus Dr. Thermal
3. Victor P. Higgins 87050 Ave 57 Thermal
4. Richard Altmuth 56-075 Hwy 111 Thermal, Calif
5. Edna Watson 57-005 Buchanan Thermal Ca.
6. John R Soto 87-116 Center St Thermal CA

Response to Letter TTT

Response to comments from Thermal Petition (6 names), May 15, 1997

- TTT-R1 Comment noted. Your petition of opposition containing 6 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- TTT-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- TTT-R3 Comment noted. See Letter D, response D-R2.

LETTER UUU

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

UUU-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.

UUU-C2

2. We wish to remain an unincorporated area of Riverside County.

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

UUU-C3

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. Bert Esleman 64-950 JACKSON, Thermal, CA. 92274
2. Mary Hernandez 87-342 Center St Thermal
3. Julia Coronado 88-201 AIRPORT BLVD. THERMAL
4. Jaime Bayas 83-743 AVE 58 THERMAL
5. Ted Johnson 67900 Fillmore Ave. Thermal, Ca. 92274
6. Chad Lauer 89780 Ave 60 Thermal

7. _____
8. _____
9. *Larry Lopez 85040 Ave 55 398-3452*
10. *Joe Encin* *cl* *cl* *cl*
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
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29. _____
30. _____

Response to Letter UUU

Response to comments from Thermal Petition (8 names), May 15, 1997.

- UUU-R1 Comment noted. Your petition of opposition containing 8 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- UUU-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- UUU-R3 Comment noted. See Letter D, response D-R2.

Letter VVV: Thermal Petition (30 names), May 15, 1997

LETTER VVV

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence.

VVV-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council.

VVV-C2

2. We wish to remain an unincorporated area of Riverside County.

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

VVV-C3

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. Maria Estela Martinez 87-745 Desert Cactus Dr. Thermal
2. Lionel Martinez 87-745 Desert Cactus Dr. Thermal
3. Victor R. Martinez 87-745 Desert Cactus Dr. Thermal
4. Enzo R. Rocha 87710 Airport Blvd Thermal
5. Maria M. Rocha 87710 Airport Blvd Thermal
6. Alcio M. Rocha 87710 Airport Blvd Thermal

7. Carl Zacks 87710 Airport Blvd Thermal
8. Marisella Duran 88-300 Ave 57 Thermal
9. Sergio Meza 88-300 Ave 57 Thermal
10. Jose Meza 88-300 Ave 57 Thermal
11. Maria Duran 88 300 Ave 57 Thermal
12. Sergio Duran 88-300 Ave 57 Thermal
13. Joe Duran 88-300 Ave 57 Thermal
14. Martha Duran 88-300 Ave 57 Thermal
15. Hilaria Escobedo 56360 Date St Thermal
16. Antonita Buenavista 88-051 Ave 57 Thermal
17. Angela Meza 56-850 Cactus Drive.
18. Jose Meza 56-850 Cactus Drive
19. Jessica Meza 56-850 Cactus Drive
20. Sorge Meza 56-850 Cactus Drive
21. Miguel Brenner 88-051 Ave 57 Thermal
22. Ben Noyak 56470 Date St
23. Belia Noyak 1. 1 -
24. Betty Lynn 57-050 Desert Cactus Dr.
25. Melba H Lynn 11 11
26. Rachel Brenner Airport Blvd.
27. Marlene Gutierrez Kokell St.
28. Trinidad Isias Ave 61 Hwy 111
29. Velia Duran 88-051 Ave 57
30. Israel Bakka 88-051 Ave 57

Response to Letter VVV

Response to comments from Thermal Petition (30 names), May 15, 1997.

- VVV-R1 Comment noted. Your petition of opposition containing 30 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- VVV-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regard to this project.
- VVV-R3 Comment noted. See Letter D, response D-R2.



LETTER WWW

DESERT BOX & SUPPLY CORP.

P.O. Box 225 Thermal, CA 92274 • Office (619) 399-5161 • Home (619) 399-5007

May 27, 1997

Susan E. Williams, Director
Department of Community Development
City of Coachella
1515 Sixth St.
Coachella, Calif. 92236

Dear Ms. Williams;

This letter is to inform you of our strong opposition to the inclusion of the Thermal area in your expanded general plan and E.I.R. #96-1.

WWW-C1

As business owners, we were not informed or consulted regarding this expansion plan. Notifying business, property, and home owners should be critical input for the proposed E.I.R. None were notified!

WWW-C2

All of our services and "government" is currently being done locally by residents of the Thermal area through the Community Council, Southern Coachella Valley Community Services District, Community Service Area #125, and the Thermal Sanitary District. We do not need these services duplicated or replaced. They work very well.

WWW-C3

We do not wish to be a part of a city, or their planning area, that struggles to maintain its current areas of responsibility.

Thermal is a rural agricultural area. Those of us who live and work here wish to remain rural and unincorporated without the restrictions of any city's bureaucracy.

WWW-C4

Please leave us out of your general plan and your city.

Sincerely,

Michael L. Wells
Co-owner

Ann B. Wells
Co-owner

Response to Letter WWW

Response to comments from Desert Box & Supply Corp., Michael L. Wells and Ann B. Wells, Co-owners, May 27, 1997.

- WWW-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- WWW-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regard to this project.
- WWW-R3 Comment noted. See Letter D, response D-R4.
- WWW-R4 Comment noted. See Letter D, response D-R2, D-R3.

Letter XXX: Velda Campbell, May 27, 1997

City of Coachella

I am so disappointed that I would not be able to be involved in your general plan as an active participant.

I hope all of the people involved understand that the community council is an important part of the process.

You have failed to show the progress that has been made in the process of your general plan. I would be happy to help.

Thank you
Velda Campbell
City of Coachella

Editorial: The Role of the Generalist in the Management of the Patient with a Chronic Disease

Editorial: The Role of the Generalist in the Management of the Patient with a Chronic Disease

Editorial: The Role of the Generalist in the Management of the Patient with a Chronic Disease

Editorial: The Role of the Generalist in the Management of the Patient with a Chronic Disease

Editorial: The Role of the Generalist in the Management of the Patient with a Chronic Disease

Thermal, CA
May 27, 1997

City of Coachella

This is to inform you that, I would not like to be included in your general plan or in your Sphere of Influence.

XXX-C1

I like all of the present services we have in Thermal. The Community Council serves us well.

XXX-C2

You have failed to show the financial stability to maintain the services of your existing city limits, or I have no confidence that I would be better off.

XXX-C3

Thank you.
Velda Campbell
87-224 Center St.
Thermal, CA 92274

Response to Letter XXX

Response to comments from Velda Campbell, May 27, 1997.

XXX-R1 Comment noted. See Letter D, response D-R2.

XXX-R2 Comment noted. See Letter D, response D-R4.

XXX-R3 Comment noted. See Letter D, response D-R3.

The first part of the paper discusses the background and motivation for the study. The second part describes the methodology used in the study. The third part presents the results of the study. The fourth part discusses the implications of the results. The fifth part concludes the paper.

The study was conducted using a mixed-methods approach, combining quantitative and qualitative data. The quantitative data was collected through a survey of 100 participants. The qualitative data was collected through interviews with 10 participants.

The results of the study show that there is a significant positive correlation between the variables X and Y. This finding is consistent with previous research in the field.

The study has several limitations. First, the sample size was relatively small. Second, the study was conducted in a single location. Third, the study did not control for all potential confounding variables.

Despite these limitations, the study provides valuable insights into the relationship between X and Y. Further research is needed to confirm these findings and explore the underlying mechanisms.

LETTER YYY

May 15, 1997

City of Coachella
Department of Community
Development and Planning
1515 6Th. Street
Coachella, CA 92236

EIR 96-1
GENERAL PLAN 2020
SCH 96071011

To whom it may concern:

We, the residents of Thermal, an unincorporated area of Riverside County, are opposed to the City of Coachella including the Thermal area in their Sphere of Influence. } YYY-C1

1. We have not been notified or received any information regarding this proposal from the City of Coachella. This came to our attention from the Thermal Oasis Council. } YYY-C2

2. We wish to remain an unincorporated area of Riverside County. } YYY-C3

3. Inclusion in Coachella's sphere of influence is a preliminary step to being incorporated into Coachella, which we oppose.

Thanks for your consideration.

Enc:

cc: LAFCO, Thermal Service District, Riverside County Board of Supervisors;
Bob Buster, John Tavaglione, Jim Venable, Roy Wilson, Tom Mullen.
CVAG, Patricia (Corky) Larson.

The following signatures and those attached are of residents of Thermal.

1. James Mauldin 57605 Van Buren Thermal

2. Ethel Mauldin 57605 Van Buren Thermal

3. Ben Mauldin 57-605 Van Buren Thermal

4. 619-3995668

5. LARRY GARCIA 57-605 Van Buren Thermal

6.

7. Billy Mauldin JR. 57605 Van Buren Thermal CA
8. Jann Bakeras 57-605 Van Buren Thermal CO

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Response to Letter YYY

Response to comments from Thermal Petition (6 names), May 15, 1997.

- YYY-R1 Comment noted. Your petition of opposition containing 6 signatures has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- YYY-R2 See Letter D, response D-R1. The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regarding this project.
- YYY-R3 Comment noted. See Letter D, response D-R2.

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Letter ZZZ: A. E. Carlton, May 28, 1997

Mr. A. E. Carlton
P.O. Box 100
Coachella, CA 92228

May 28, 1997

Mr. William Carlson
Department of Planning
City of Coachella
2000 Main St.
Coachella, CA 92228

Dear Mr. Carlson:

I would like to inform you of my submission of a request for a copy of the General Plan for the City of Coachella.

My name and address are as follows: A. E. Carlton, 2000 Main St., Coachella, CA 92228. I am a resident of the City of Coachella.

I am writing you to request a copy of the General Plan for the City of Coachella. I am a resident of the City of Coachella and I am interested in the General Plan for the City of Coachella.

I am writing you to request a copy of the General Plan for the City of Coachella. I am a resident of the City of Coachella and I am interested in the General Plan for the City of Coachella.

I am writing you to request a copy of the General Plan for the City of Coachella. I am a resident of the City of Coachella and I am interested in the General Plan for the City of Coachella.

Sincerely,
A. E. Carlton

cc: Mr. Carlson

LETTER ZZZ

Mr. R. E. Carlton
P. O. Box 246
Thermal, Calif. 92274

May 28, 1997

Susan Williams, Director
Department of Planning
City of Coachella
1515 Sixth St.
Coachella, Calif. 92236

Ms. Williams;

I would like to inform you of my opposition to your proposed general plan amendment and E.I.R. #96-1.

My home and property are in the proposed general plan area. I do not wish them to be included in the plans for the City of Coachella.

No notice was given to me or others in the Thermal area with enough time to evaluate or respond to the plan. None of us was consulted about our feelings and opinions before the plan was submitted.

Thermal has all of the necessary services and "governmental agencies" in place.

We wish to maintain our rural lifestyle without the restrictions of any city.

Sincerely,

R.E. Carlton

R. E. Carlton

ZZZ-C1

ZZZ-C2

ZZZ-C3

Response to Letter ZZZ

Response to comments from A. E. Carlton, May 28, 1997.

- ZZZ-R1 Comment noted. See Letter D, response D-R2. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- ZZZ-R2 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regard to this project.
- ZZZ-R3 Comment noted. See Letter D, response D-R3, D-R4.

Letter AAAA: J & J Containers, Inc., Gerold B. Taylor, May 22, 1997

City of Coachella
Department of Community Development
1175 South 10th
Coachella, CA 92220

Attention: City Manager
Coachella, CA 92220

TO: HONORABLE MAYOR COACHELLA

We are opposed to the above plan. We do not believe any Coachella City services AAAA
is needed with Thermal. We think any kind of development proposed due to Thermal property
owners as well as business owners. Don't people from Thermal count?

I am a property owner and have had a business since Thermal was the area 10 years ago. AAAA
I am advised that the city of Coachella is planning to do a development which is a waste of
an expense it may have on property owners and business in Thermal.

The City of Coachella has failed to provide sufficient facts from information AAAA
regarding a plan that would affect property owners and business owners in Thermal.

The Thermal area and surrounding area is a desert, there is no people, business or AAAA
the area. Coachella has no power or water supply through the City of Coachella.
According to the 1990 Census, a population of 10,000 people is an overpopulation area, that
is the fact that Coachella is a large city in the Valley.

Coachella's leaders have had and will have many commercial business and personal AAAA
business, along with the 10,000 people the City of Coachella is now. But they have the financial
ability to provide their own services for their existing City limits, which has nothing to do with

Why should we waste our money and resources on a plan that is a waste of AAAA
Coachella's money?

Sincerely,

Gerold B. Taylor
Owner, J & J Containers, Inc.

Received for publication June 10, 1974; accepted for publication July 10, 1974.

Reprints: Dr. J. A. J. van den Broek, 1000 Amsterdam, The Netherlands.

Abstract—The authors report on the results of a study of the effect of a 10-day course of intravenous penicillin G on the clinical course of patients with acute bacterial meningitis. The results show that the course of the disease is significantly shorter in patients treated with penicillin G than in those treated with ampicillin.

Introduction—The purpose of this study was to determine the effect of a 10-day course of intravenous penicillin G on the clinical course of patients with acute bacterial meningitis. The results of this study are reported in this paper.

Methods—The study was conducted in the Department of Neurology, University Hospital, Groningen, The Netherlands.

LETTER AAAA



J & J Containers Inc.
P. O. Box 877
Thermal, Ca. 92274

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, Ca. 92236

May 22, 1997

Concerning EIR # 96-1
Coachella City Plan 2020

TO WHOM IT MAY CONCERN:

We are opposed to the above plan, we do not understand why Coachella City is trying to annex with Thermal, without any kind of notification being sent out to Thermal Property owners as well as business owners; **don't people from thermal count?** } AAAA-C1

I am a property owner and have had a business here in Thermal for the past 10 years. We are infuriated that the city of Coachella is attempting to do a annexation without any concern of the impact it may have on property owner and businesses of Thermal. } AAAA-C2

The City of Coachella has failed to provide notification with proper information about benefits or harm that may occur for property owners and business owners as a result of such annexation. } AAAA-C3

The Thermal area and surroundings are agricultural, have a rural lifestyle, therefore we feel rules, regulations and bureaucratic involvement brought upon by City of Coachella's annexation will be a hardship. **Agriculture land must remain in an unincorporated area, due to the fact that agricultural is a large life line of the Valley.** } AAAA-C4

Coachella's leaders have had and still have many numerous business and personal problems, along with the failure from the City of Coachella to show that they have the financial stability to maintain their own services for their existing City limits, much less taking new areas. } AAAA-C5

Why should we want to be annex and be involved with the problems that the city of Coachella already have.

Sincerely

Cerold B Taylor

Phone (619) 399-1340

Fax (619) 399-1127

Model SHARP UX-104

Response to Letter AAAA

Response to comments from J & J Containers, Inc., Gerold B. Taylor, May 22, 1997.

- AAAA-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.
- AAA-R2 Comment noted. See Letter D, response D-R2.
- AAA-R3 The deadline for public comment on the EIR was extended to July 15, 1997 to allow additional input by interested members of the public. Those who submitted comment letters were added to the mailing list to receive all future public notifications regard to this project.
- AAA-R4 Comment noted. See Letter D, response D-R3. The Coachella General Plan recognizes the importance of agriculture to the area and contains policies to protect agriculture resources in the Land Use and Agriculture Elements. Agricultural areas which are currently unincorporated will not change as a result of this plan.
- AAA-R5 Comment noted. See Letter D, response D-R3, D-R4.

Letter BBBB: Richard Pruitt, Manager, E.K. Wood Lumber Co., May 29, 1997

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

4. The fourth part of the document is a list of the names of the members of the committee.

5. The fifth part of the document is a list of the names of the members of the committee.

6. The sixth part of the document is a list of the names of the members of the committee.

7. The seventh part of the document is a list of the names of the members of the committee.

To City of Coachella

05/29/71

LETTER BBBB

To Whom it may concern;

I am writing this letter to express my feelings about the City of Coachella including Thermal in their sphere of influence.

BBBB-C1

I oppose "any" influence from Coachella concerning our unincorporated area (Thermal). I oppose any thoughts of incorporation by Coachella, into Thermal's territory.

I wish Thermal to remain an unincorporated area and for Coachella to stay out of Thermal's affairs.

BBBB-C2

Richard Pruitt
Manager E.K. Wood Lumber Co
Thermal, Calif

Response to Letter BBBB

Response to comments from Richard Pruitt, Manager, E.K. Wood Lumber Co., May 29, 1997.

BBBB-R1 Comment noted. Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

BBBB-R2 Comment noted. See Letter D, response D-R2, D-R4.

Letter CCCC: Three Petitions from the Thermal Area (45 names), May 27, 1997.

Re: Coachella Thermal

May 27, 1997

City of Coachella
Development & Construction Department
1414 Park Street
Coachella, CA 92220

City of Coachella,

Re: Coachella Thermal. We support the Coachella Thermal
development in Thermal, Coachella Valley, California. Coachella Valley
Coachella Thermal Area is a very important area for the Coachella Valley.

We are writing you in support of the Coachella Thermal Area
and the City of Coachella, May 27, 1997.

We are writing you in support of the Coachella Thermal Area
and the City of Coachella, May 27, 1997.

Sincerely,

1. The first part of the document is a list of the names of the members of the committee.

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2 # 1

LETTER CCCC

Residentes de Thermal

May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

City of Coachella,

Nosotros somos residentes de Thermal. No queremos que Coachella se consuma nuestra ~~aria~~ de Thermal. Estamos ~~en~~contra de esto. Queremos seguir independiente de Coachella y de qual quiera otra ciudad que nos amenase con añadisiones.

CCCC-C1

(We are strongly opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020).

CCCC-C2

Nosotros los residentes de Thermal no fuimos incluídos, ni embitados a compartir nuestra opinion. Este acto nos demuestra que nuestro pareser no es importante. Que no tenemos voz para la cuidad de Coachella..

CCCC-C3

Sinceramente,

[Signature] 87211 Airport Blvd. Thermal, 399-5513

Lucia Cervantes 87216 KOKEL 399 1216

Margareta Torres 87 227 Airport Bk. 399 5845

Juan Torres 87227 Airport B 3995845

Weslana Lopez 87-227 airport B. 399-5845

C. J. Davis D.S. 87-227. airport B 399.5845

Juanita Mejia 87-220 KOKEL ST. 399-1923

Toribio Lopez S. Main Hwy 87261 KOKEL ST 399-00261

FELIPE GALLEGOS 87-231 Airpor Blb

Mar Mendez Mejia 87-230 Airpor Blb
Lorena Mejia 87-230 airport Blb 3991571

Lilia Martinez - 87-151 Airpor Blb

Pedro Martinez - 87-151 - Airpor Blb

Silvia Sanchez 56-335-HWY 111

Jose Luis Sanchez 56-335 H/WY. 111-

P. # 2

LETTER CCCC
Residentes de Thermal

May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

City of Coachella,

Nosotros somos residentes de Thermal. No queremos que Coachella se consuma muestra aria de Thermal. Estamos incontra de esto. Queremos segir independiente de Coachella y de qual quiera otra ciudad que nos amenase con anadisiones.

CCCC-C1

(We are strongly opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020).

CCCC-C2

Nosotros los residentes de Thermal no fuimos incluides, ni embitados a compartir nuestra opinion. Este acto nos demuestra que nuestro pareser no es importante. Que no tenemos voz para la ciudad de Coachella..

CCCC-C3

Sinceramente,

Guadalupe Ayon

87-024 Kokell
Thermal Ca 92274

JESUS ACEVES

PALMA ST 87190

THERMAL.CA. 92274

Jay III 56-113 Thermal
JOSE Becerra

872501 Kokell St

Ronnie R. C. M.
Jose M. Trevino
87201 Kokell Thermal

Daniel Ramirez
56-113 Hwy 111
Thermal, Ca

Alex B. Alvarez
57540 Shady Ln #29
Thermal Ca

87281 KUMELI ST

DEPARTAMENTO, B.

Raúl Guerrero

Guadalupe Contreras

83144 Ruey Paray C

92274

Iraca Rodriguez

56-840 Desert C D.

Thermal Ca.

~~Copy~~ 1013

LETTER CCCC
Residentes de Thermal

May 27, 1997

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

City of Coachella,

Nosotros somos residentes de Thermal. No queremos que Coachella se consuma muestra ari de Thermal. Estamos incontra de esto. Queremos segir independiente de Coachella y de qual quiera otra ciudad que nos amenase con anadisiones.

CCCC-C

(We are strongly opposed to the approval of amending the General Plan as stated in EIR #96-1, City of Coachella General Plan 2020).

CCCC-C

Nosotros los residentes de Thermal no fuimos incluides, ni embitados a compartir nuestra opinion. Esta acto nos demuestra que nuestro pareser no es importante. Que no tenemos voz para la ciudad de Coachella..

CCCC-C

Sinceramente,

Jimmy Jim Jr.
Edward Jim

87211 Airport Blvd. Thermal C
87-263 Airport Blvd Thermal C

Angelita Simon Hanelotte

87-211 airport Blvd Thermal C

Chate Laurence Numan
Jim Hanel

87-211 Airport Blvd Thermal C

Warden Simon Soto

87-211 Airport Blvd Thermal C

Virginia v. Venzures

87-116 Center St Thermal

Joe C Guerrero

87-102 Center St Thermal

87075 Airport Bud

Jose Luis

87-036 Kokell St. P

Martha A Garcia

87-011 Kokell St. Thermal, Ca. C

Richard Carrasco

3-269 87-054 Kokell St. Thermal

Stephanie Ruyes 87064 KOKEL AVE. Thermal
Guy Ruyes 87-064 KOKEL AVE THERMAL
Angela Ruyes 87-145 Thermal
Allen Arambula 87-145 Thermal
Erica Arambula 87-145 Thermal
Marcel Arambula 87-145 Thermal
Lucy Decobeds 56-360 Date St. Thermal
Rosa Gonzalez 87636 Ave 56 Thermal Ca

Response to Letter CCCC

Response to comments from Three Petitions from the Thermal Area (45 names), May 27, 1997

CCCC-R1

ENGLISH TRANSLATION OF COMMENT:

We are residents of Thermal. We do not want Coachella to take over our area in Thermal. We are against this. We want to continue being independent of Coachella or any other City that threatens us with annexation.

SPANISH TRANSLATION TO COMMENT:

El proyecto bajo consideracion es el actualizar El Plano General (GP) para la ciudad de Coachella. No se esta arreglando ni anexando la influencia esferica de la ciudad ni tampoco se esta estableciendo de algun modo limites de proyecto para la ciudad de Coachella. Al contrario, la ciudad no tiene ningun poder para anexar territorio o arreglar su propia influencia esferica. Esos tipos de acciones son gobernadas por la Comision para Formar Agencias Locales (LAFCO). Estos procedimientos requieren de tiempo substancial, notificacion publica y demostracion de capacidad financiera por parte de la ciudad antes de que LAFCO pueda aprobar cualquier cambio de limites de proyecto de esta naturaleza.

Los Limites de proyecto del GP no necesitan estar conformados con los limites incorporados o influencia esferica. La ley del estado requiere a la ciudad establecer los limites del GP no en base a unos limites politicos arbitrarios sino planear adecuadamente lo necesario para el futuro de su comunidad. Lo cerca que se encuentra Thermal, especialmente el aeropuerto de Thermal, produce un potente impacto en Coachella y es por eso que Coachella cree prudente nombrar a thermal en su GP.

ENGLISH TRANSLATION OF RESPONSE

The Project under consideration is a General Plan update for the City of Coachella. It is not an annexation or amendment of the City's Sphere of Influence, nor does it in any way establish formal boundaries for the City of Coachella. In fact, the City has no power to annex land or amend its own sphere of influence. These types of actions are governed by the Riverside County Local Agency Formation Commission (LAFCO). These procedures require substantial time, public notification, and demonstration of financial capability on the part of the City before LAFCO will approve any amendment of this nature to City boundaries.

The General Plan boundaries need not conform to a City's incorporated limits or sphere of influence. In fact, State Law requires a city to set the boundaries of a General Plan not on the basis of arbitrary political boundaries but rather, as necessary to adequately plan for the future of its community. The proximity of Thermal, especially the Thermal Airport, and its potential impact on Coachella make it prudent for Coachella to address the Thermal area in its General Plan.

CCCC-R2

SPANISH TRANSLATION OF COMMENT:

Nos oponemos firmemente a la anexion del Plano General senalado en EIR #96-1 Ciudad de Coachella GP 2020.

SPANISH RESPONSE TO COMMENT:

Su Comentario ha sido tomado en consideracion. Su carta de oposicion ha sido introducida al reporte final del EIR que sera revisado por el consilio de la ciudad y otras personas en Coachella que se encuentren tomando decisiones sobre la materia.

ENGLISH TRANSLATION OF REPONSE:

Comment noted: Your letter of opposition has been entered into the Final EIR for review by the City Council and other decision making bodies in Coachella.

CCCC-R3

ENGLISH TRANSLATION OF COMMENT:

We the residents of Thermal were not included nor invited to share our opinion. This only proves to us that what we think is not important, that we have no say with the City of Coachella.

SPANISH REPONSE TO COMMENT:

El estado de California ha establecido siertos procedimientos para EIRs y GP como es la notificacion y el comentario publico. Estos incluyen la distribucion de una notificacion preparada para las agencias afectadas, notificaciones apropiadas publicadas en el periodico local, un periodo de 45 dias para que el publico lo revise culminando en audiencias publicas ante la Comision de Planeamiento y el Consilio de Coachella. Las audiencias publicas tambien deben de ser propiamente notificadas. Este proceso se usa para obtener comentarios publicos acerca del GP y el EIR. Segun el proceso del Estado, la comunidad en general debe de ser notificada via publicacion en el periodico de mayor circulation en el area en donde se encuentra el proyecto. Este proyecto fue notificado en el periodico "Desert Sun" el 31 de Mayo, 1997. Se han hecho varias copias del EIR y GP y se encuentran en la biblioteca Max T. McCandless en Indio y tambien en la biblioteca de Coachella y estan accesibles para que el publico los revisen. El plazo para entregar su comentario con respecto al EIR ha sido extendido hasta el 5 de Julio para asi permitir comentarios adicionales por intersados miembros del publico.

Cuando esta carta fue recibida, todavia no habian empezado las audiciones publicas y habia gran oportunidad para que todos los ciudadanos intersados expusieran sus opiniones. Miembros del Publico interesados que comentaron sobre el EIR, han sido incluidos en la lista de correspondencia para mandarles notificaciones futuras con respecto al proyecto.

ENGLISH TRANSLATION OF RESPONSE TO COMMENT:

The State of California has established certain notification and public comment procedures for Environmental Impact Reports and General Plans. These include distribution of a Notice of Preparation to affected agencies, publication of appropriate notices in a local newspaper, and a 45 day public review period culminating in public hearings before the Coachella Planning Commission and City Council. Public hearings must also be properly noticed. This process is used to obtain public comment on the General Plan and EIR. According to the State process, the general community is noticed via publication in the newspaper of largest circulation in the project area. This project was noticed in the Desert Sun newspaper on May 31, 1997. Copies of the various documents have been made available for review at the Max T. McCandless Library in Indio as well as the Coachella Library. The deadline for public comment on the EIR was extended to July 15th to allow additional input by interested members of the public.

At the time this letter was received, the public hearing process had not yet begun and there was ample opportunity for all interested citizens to provide input and voice their opinions. Interested members of the public who commented on the EIR were included on the mailing list to receive future notifications regarding the project.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting department in ensuring the integrity of the financial statements.

2. The second part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting department in ensuring the integrity of the financial statements.

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12. The twelfth part of the document discusses the importance of maintaining accurate records of all transactions and the role of the accounting department in ensuring the integrity of the financial statements.

Page 1 of 1



PETE WILSON
GOVERNOR

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO 95814



LEE GRISSOM
DIRECTOR

LETTER DDDD

June 10, 1997

SUSAN E. WILLIAMS
CITY OF COACHELLA
DEPT. OF COMMUNITY DEVELOPMENT
1515 SIXTH STREET
COACHELLA, CA 92236

Subject: CITY OF COACHELLA GENERAL PLAN UPDATE SCH #: 96071011

Dear SUSAN E. WILLIAMS:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

DDDD-CI

Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 96071011

Project Title: City of Coachella General Plan 2020 Draft EIR

Lead Agency: City of Coachella

Contact Person: Susan E. Williams

Street Address: 1515 Sixth Street

Phone: (760) 398-3102

City: Coachella, CA Zip: 92236

County: Riverside

Project Location:

County: Riverside City/Nearest Community: Coachella Total Acres: 53,529 acres

Cross Streets: Monroe Street to Johnson Street, Avenue 44 to Avenue 62

Twps: portions of T5S and T6S Ranges: portions of R7E, R8E, R9E Base: San Bernardino Base & Meridian

Within 2 Miles: State Hwy #: 110, Hwy 111, Hwy 86, Expwy 86

Waterways: All-American Canal, Coachella Valley Storm Channel

Airports: Thermal Airport Railways: Southern Pacific Railroad Schools: Coachella Valley Unified School District

Document Type: CEQA Draft EIR

Local Action Type: General Plan Update

Development Type:

Residential: Units: 50,497 Nonresidential: Sq. Ft.: 61,361,700 Total Acres: 53,529

Project Issues Discussed in Document

Aesthetic/Visual	Flood Plain/Flooding	Schools	Water Quality
Agricultural Land	Geologic/Seismic	Septic Systems	Water Supply/Groundwater
Air Quality	Minerals	Sewer Capacity	Wetland/Riparian
Archaeological/Historical	Noise	Soil Erosion/Compaction/Grading	Wildlife
Drainage/Absorption	Population/Housing Balance	Solid Waste	Growth Inducing
	Public Services/Facilities	Traffic/Circulation	Land Use
	Recreation/Parks	Vegetation	Cumulative Effects

Present Land Use / Zoning / General Plan Use: See attached Figures 8 and 9

Project Description:

This Environmental Impact Report (EIR) has been prepared to assess impacts associated with the City of Coachella General Plan Update. It analyzes the effects of the goals, policies, and programs, as well as the environmental impacts associated with the proposed land use and circulation patterns. The General Plan is mandated by State law and requires each City and County to prepare a long-range, comprehensive plan for the physical development of the jurisdiction and any land outside its boundaries which the agency deems relevant for planning purposes. The General Plan is also intended as the document which will ensure adequate services and infrastructure, preserve and protect the environment, manage natural resources and provide economic programs and assistance.

The purpose of this document is to provide the lead agency, City of Coachella, other responsible or interested agencies and the public with information to be used in evaluating the environmental issues and potential impacts associated with adoption and implementation of the proposed General Plan.

The scope of the EIR was determined by City Planning staff through completion of an Initial Study which is part of the Notice of Preparation (NOP) for the General Plan Environmental Impact Report.

The proposed actions subject to environmental review in this EIR include certification of the EIR, approval of the proposed General Plan Update and General Plan Land Use Maps, approval of updated zoning maps, and adoption of CEQA findings pursuant to the CEQA Guidelines Section 15091. This EIR is intended to be used to allow "tiering" of the environmental review process for future public and private development under the General Plan such as tract maps, specific plans, and other development proposals. It is also intended as an informational base for subsequent zoning ordinance revision.

State Clearinghouse Contact: Mr. Chris Belsky
(916) 445-0613

Project Sent to the following State Agencies

State Review Began: 4-14-97

Dept. Review to Agency: 5-22

Agency Rev to SCH: 5-27

SCH COMPLIANCE: 5-29

Please note SCH Number on all Comments

96071011

Please forward late comments directly to the Lead Agency

AQMD/APCD 33 (Resources: 4/19)

☒ Resources

☐ Boating
☐ Coastal Comm
☐ Coastal Cons
☐ Colorado Rvr Bd
☒ Conservation
☒ Fish & Game # 5
☐ Delta Protection
☐ Forestry
☒ Parks & Rec/OHP
☐ Reclamation
☐ BCDC
☒ DWR
☐ OES
☐ Bus Transp Hous
☐ Aeronautics
☐ CHP
☒ Caltrans # 8
☒ Trans Planning
☒ Housing & Devel
☐ Health & Welfare
☐ Drinking H2O
☐ Medical Waste

State/Consumer Svcs

☐ General Services
☐ Cal/EPA
☐ ARB
☐ CA Waste Mgmt Bd
☐ SWRCB: Grants
☐ SWRCB: Delta
☐ SWRCB: Wtr Quality
☐ SWRCB: Wtr Rights
☒ Reg. WQCB # 8
☐ DTSC/CTC
☐ Yth/Adlt Corrections
☐ Corrections
☐ Independent Comm
☐ Energy Comm
☒ NAHC
☐ PUC
☐ Santa Mn Mtns
☒ State Lands Comm
☐ Tahoe Rgl Plan
☐ Other: _____

Response to Letter DDDD

Response to comments from Antero A. Rivasplata, Chief, State Clearinghouse, June 10, 1997.

DDDD-R1 It is noted that the State Clearinghouse routed the EIR to selected state agency review and received no comments back.

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Letter EEEE: Robert G. Harvey, Chief, Office of Riverside County, Dept. of Transportation,
State of California June 6, 1997 and July 22, 1997.

Mr. David Williams
Director
Department of Planning and Development
City of Coachella
1515 West 10th Street
Coachella, CA 92220

Dear Mr. Williams:

Re: City of Coachella General Plan 1990

We have reviewed a Draft Environmental Impact Report (EIR) for the above project and request consideration of the following findings:

- 1. It may be in the best interest of the City of Coachella to plan for that use in facilities as part of a mitigation plan for residential mobile homes. The City should consider a program to encourage all new development to participate in the use of existing mobile home facilities. We request that the participation which is used in the future for that purpose.
- 2. It will not be in the public interest to allow the use of existing mobile home facilities for other purposes. The City should consider a program to encourage all new development to participate in the use of existing mobile home facilities. We request that the participation which is used in the future for that purpose.

If you have any questions, please contact David Williams at (760) 323-3442 or Fax (760) 323-7518.

Sincerely,

Robert G. Harvey, Chief
Office of Riverside County
Transportation Planning

Mr. David Williams, State Transportation

10/10/2017 10:10:10 AM
10/10/2017 10:10:10 AM

LETTER EEEE

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CALIFORNIA 92402
TDD (909) 383-5959



June 6, 1997

08-Riv-86-21-5/17.3
08-Riv-111-28.5/24.5
SCH #96071011

Ms. Susan Williams
Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Ms. Williams:

City of Coachella General Plan 2020

We have reviewed a Draft Environmental Impact Report (DEIR) for the above project and request consideration of the following comments:

- It may be in the best interest of the City of Coachella to plan for Park and Ride facilities as part of a mitigation plan for cumulative traffic impacts. The City should establish a program where all new development(s) participate in the cost of developing Park and Ride facilities. We suggest that this participation should be based on one space per forty housing units.
- In addition to our previous letter dated August 1, 1996, please continue to forward all projects for our review that neighbor or may otherwise impact (traffic, drainage, etc.) our facilities in any way.

EEEE-C1

If you have any questions, please contact Cecil Karstensen at (909) 383-5922 or FAX (909) 383-7934.

Sincerely,

ROBERT G. HARVEY, Chief
Office of Riverside County
Transportation Planning

cc: Mr. Chris Belsky, State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CALIFORNIA 92402
TDD (909) 383-5959



July 22, 1997

08-Riv-86-21.5/17.3
08-Riv-111-28.5/24.5

Ms. Susan Williams
Director
Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Ms. Williams:

Environmental Initial Study Case # 97-01

We have reviewed the above-referenced documents and request consideration of the following comment:

- Caltrans supports economic growth and orderly land use development; however, new development must pay its fair share for upgrading infrastructure facilities needed to serve the development. This infrastructure includes State highways and freeways. It also includes both direct and cumulative traffic impacts. All jurisdictions should take measures available to fund improvements and reduce total trips generated. In view of the fact there are limited funds available for infrastructure improvements, we recommend the City of Coachella take the lead in developing a fair-share mechanism in which each project can fund improvements for the decrease in Level of Service (LOS) for which it is responsible.

EEEE-C2

If you have any questions, please contact Cecil Karstensen at (909) 383-5922 or FAX (909) 383-7934.

Sincerely,

ROBERT G. HARVEY, Chief
Office of Riverside County
Transportation Planning

Response to Letter EEEE

Response to comments from Robert G. Harvey, Chief, Office of Riverside County, Dept. of Transportation, State of California June 6, 1997 and July 22, 1997.

EEEE-R1 Comment noted. The Coachella General Plan contains policies and implementation measures which address park and ride facilities. In particular, the following General Plan sections are relevant:

"The City shall develop a Transportation Demand Management Ordinance and it shall be utilized as a TSM measure to improve traffic flow on congested roadway segments". (Circulation Element policy, page 49)

"Prepare and implement a program for Public Transportation including Bus Stop, Metrolink, and park and ride facilities". (Circulation Element Implementation measure, Figure 22, page 64)

EEEE-R2 Comment noted. The Coachella General Plan contains policies and implementation measures which require development to pay its fair share for upgrading infrastructure facilities. In particular, the following General Plan policy is relevant:

"The City shall review all development proposals related to their impact on land use and circulation to ensure that the circulation system is not overburdened, and shall require improvements to adequately serve the development and adjacent properties. Special studies may be required as a part of application submittals to identify the impacts of a development". (Circulation Element policy, page 47)

The General Plan also contains implementation measures with respect to development fees for circulation improvements. In order to clarify the intent of this measure with respect to freeway improvements, Figure 22, Circulation Element Implementation Measures, on page 64 of the General Plan shall be revised to reference freeway interchanges as follows:

"Prepare Development Fees Plan to reflect changes in the Circulation Plan including development fees for regional streets, freeway interchanges, bridges, grade separations, bus stops and facilities and traffic control devices".

Letter FFFF: Keith D. Downs, Aviation Director, County of Riverside, Transportation and Land Management Agency, no date.

1. The first part of the document is a list of the names of the people who were present at the meeting. The names are listed in alphabetical order.





Richard K. Lashbrook
Agency Director



T. H. Ingram
Director



David E. Barnhart
Director



Aleta J. Laurence
Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

AVIATION DIVISION

TO: Susan Williams, Planning Director
City of Coachella
1515 Sixth Street
Coachella, CA 92236

RE: General Plan Update

Dear Susan,

Please accept our thanks for your hosting the meeting location and the presentation of your update. It was informative and the J.P.A. members appreciated your efforts.

In reviewing the documents and material you have presented, I have the following comments.

1. The tables in the Comprehensive Land Use Plan (C.L.U.P. #1 and 2) should be added to your plan in order to simplify the relationship between those standards and map for developers and staff review of in individual cases.
2. The summary of the C.L.U.P. could be added to the appendix with reference to the full document.
3. A paragraph or chart explaining the detail of the relationship and processing of a permit falling within the jurisdiction of the Airport Land Use Commission should be provided. The City of Riverside has a one page form that simplifies the information. A copy is enclosed.

FFFF-C1

FFFF-C2

FFFF-C3

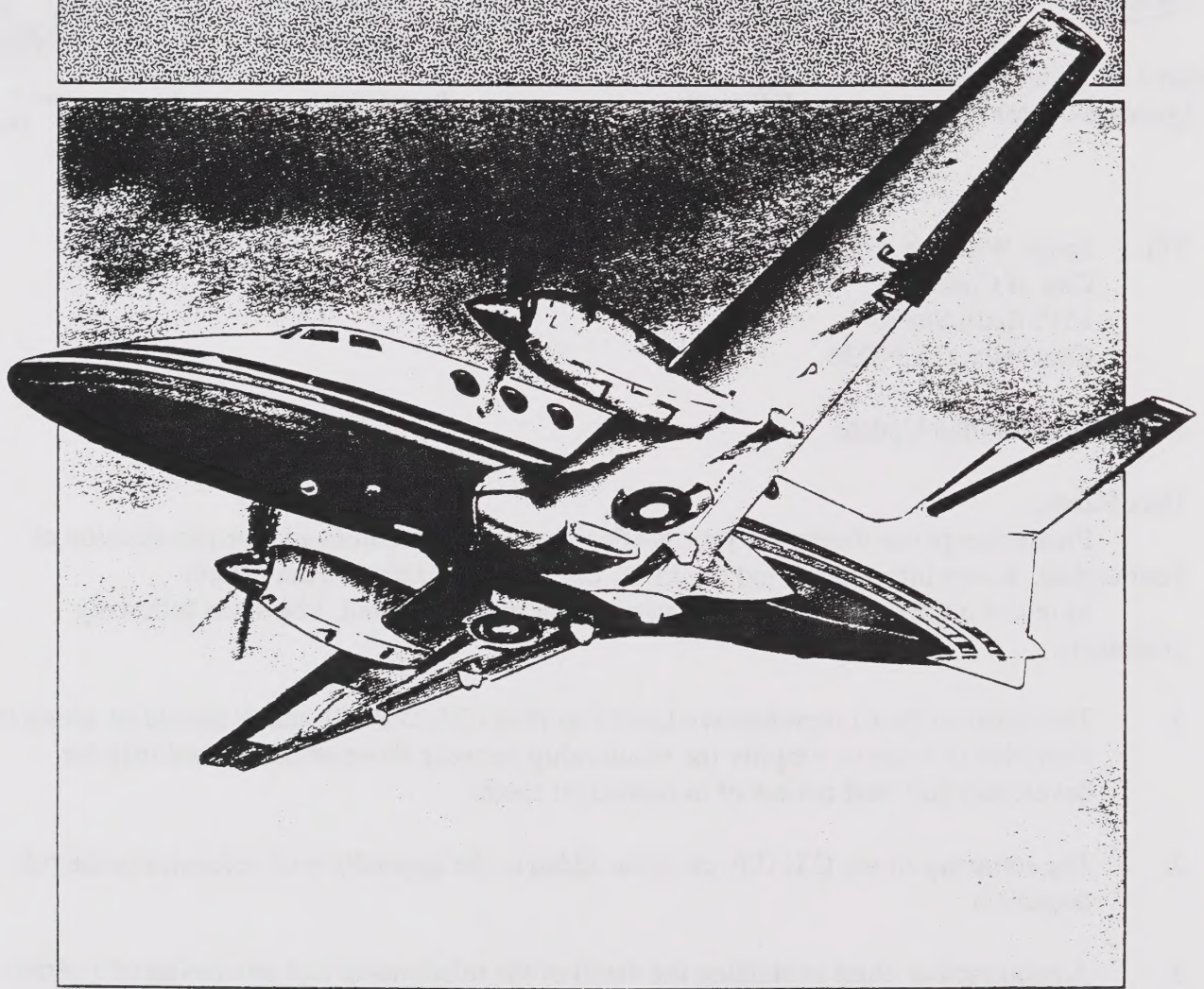
Thank you again for your consideration. If I can be of further assistance please call me at (909) 275-6738.

Very truly yours,

Keith D. Downs
Aviation Director

c:\files\wp\plan.ltr

Comprehensive Land Use Plan



THERMAL AIRPORT

Riverside County, California

Prepared for
Riverside County Airport Land Use Commission

EXECUTIVE ^{E-284} SUMMARY

PURPOSE OF PLAN

The economic well-being of Southern California depends on good transportation. The public airports of Riverside County are important parts of the County and State transportation systems. If the full economic benefits of aviation are to be realized, an efficient and safe system of airports is a must.

Airports and their environs affect and influence each other. For example, aircraft produce noise which can be a problem for some activities near the airport. On the other hand, some kinds of urban development near airports can create hazards for air navigation. The potential for serious land use problems in the vicinity of airports makes it necessary to plan for the future to avoid conflicts.

The California State Legislature has recognized the importance of protecting the interests of aviation and areas surrounding airports. The legislature has declared that, "It is in the public interest to provide for the orderly development of each public use airport in this state and the area surrounding these airports to promote the overall goals and objectives of the California airport noise standards ... and to prevent the creation of new noise and safety problems."

The legislature has required each county in the state with a public use airport to establish an Airport Land Use Commission. Each Commission is required to develop Comprehensive Land Use Plans for public use airports within the county. Since much of the area around Thermal Airport is either farmland or undeveloped desert, this is a good time to plan for compatible land use for the future.

The Riverside County Airport Land Use Commission was established in 1970. Over the years, the Commission has adopted overall land use planning guidelines for the County's airports. It has also adopted Comprehensive Land Use Plans for some airports. In order to respond to needs which have become evident as these plans and guidelines have been used, while also achieving full compliance with state law, the Commission recently has updated its land use planning guidelines and adopted Comprehensive Land Use Plans for all public airports in the County.

THERMAL AIRPORT

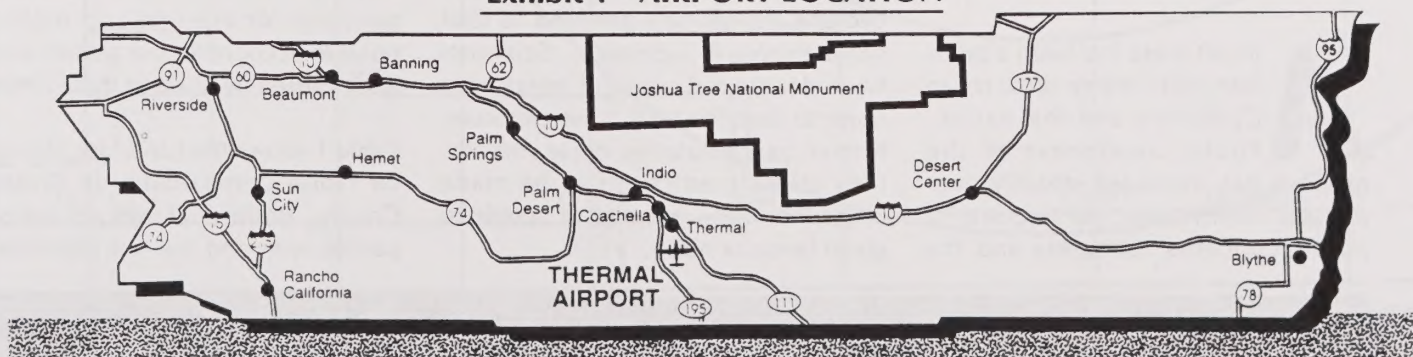
Thermal Airport is in the Coachella Valley in central Riverside County, 30 miles southeast of Palm Springs. It is two miles south of the City of Coachella and one mile west of the unincorporated community of Thermal. The airport is owned by Riverside County and operated by the Aviation Division of the County Economic Development Agency.

The airport currently has two runways and serves general aviation, including recreational and business users, and occasional military users. Approximately 70 aircraft are based on the field, and total annual operations (takeoffs and landings) are estimated at 76,500.

The current airport master plan, adopted in 1991, identifies many airport

improvements which should be made in the future. Among the most important are proposals for runway lengthening and new construction. The north-south runway (referred to as Runway 17-35) is proposed to be extended from 5,000 feet to an ultimate length of 10,000 feet. A new parallel north-south runway is also planned. Referred to as Runway 17R-35L, it would be 5,000 feet long.

Exhibit 1 - AIRPORT LOCATION



AIRPORT INFLUENCED AREA

The Comprehensive Land Use Plan defines an "airport influenced area" around Thermal Airport. This is the area affected by airport operations and within which potential new development could affect the airport and aircraft in flight. The boundaries of the airport influenced area are shown on **Exhibit 2** on the next page and are discussed in more detail elsewhere in this brochure.

Within the airport influenced area, the Riverside County Airport Land Use Commission exercises its responsibilities under the California Public Utilities Code. In general, these duties involve the review of local general plans, specific plans, and development actions to ensure compliance with the Comprehensive Land Use Plan for the airport.

The airport influenced area includes several different zones. These are based on three types of concerns: noise compatibility, safety, and height protection. The Plan establishes land use standards for each zone. These standards apply only to new development. The Riverside County Airport Land Use Commission has no authority to regulate existing development which may not comply with these standards.

NOISE COMPATIBILITY

Aircraft noise has been a problem near many airports in California and the nation. Public awareness of the problem has increased steadily over the past twenty years. In response to public concerns, Congress and the

Table 1 - LAND USE STANDARDS FOR NOISE COMPATIBILITY

LAND USE	Community Noise Equivalent Level (CNEL) in decibels				
	60-65	65-70	70-75	75-80	80+
RESIDENTIAL					
Residential, other than transient lodgings	N	N	N	N	N
Transient lodgings	Y	Y*	N	N	N
PUBLIC/INSTITUTIONAL					
Schools, hospitals, nursing homes, churches, auditoriums	Y	N	N	N	N
Governmental services	Y	Y	Y*	Y*	N
Transportation and parking	Y	Y	Y*	Y*	N
COMMERCIAL AND INDUSTRIAL					
Offices, business and professional	Y	Y	Y*	Y*	N
Wholesale and retail trade	Y	Y	Y*	Y*	N
Communication and utilities	Y	Y	Y*	Y*	N
Manufacturing	Y	Y	Y	Y*	N
Mining, fishing, resource extraction	Y	Y	Y	Y	Y
RECREATION/OPEN SPACE/AGRICULTURE					
Outdoor sports arenas	Y	Y	Y	N	N
Outdoor music shells, amphitheaters	Y	N	N	N	N
Wildlife exhibits and zoos	Y	Y	N	N	N
Parks, resorts, camps, golf courses	Y	Y	Y	N	N
Livestock farming and breeding	Y	Y	Y	N	N
Crop raising	Y	Y	Y	Y	Y

California legislature have adopted various laws and programs since the late 1970s aimed at reducing aircraft noise and promoting compatible land use in noise-affected areas.

Research around the world over the past thirty years has found that the major problems caused by aircraft noise in areas surrounding airports involve the interruption of conversation, TV viewing, sleep, and general relaxation. While not posing risks of hearing loss or other health problems, these effects can be extremely annoying. Studies have shown that people become increasingly annoyed as total noise exposure increases. Scientists have developed ways of measuring noise to describe total noise exposure. Known as cumulative noise metrics, they allow predictions to be made about the likely response of people to given levels of noise.

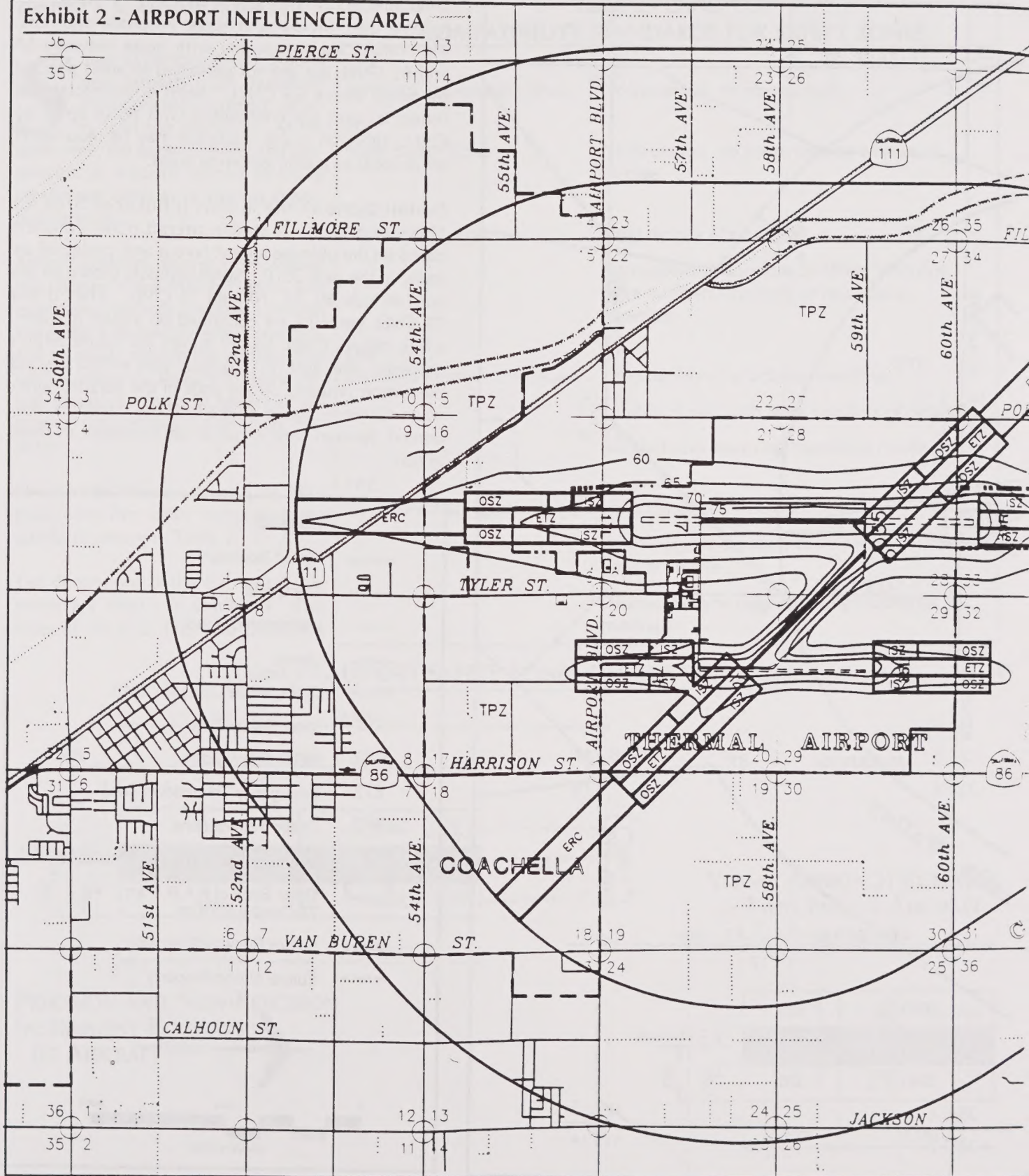
KEY TO TABLE 1

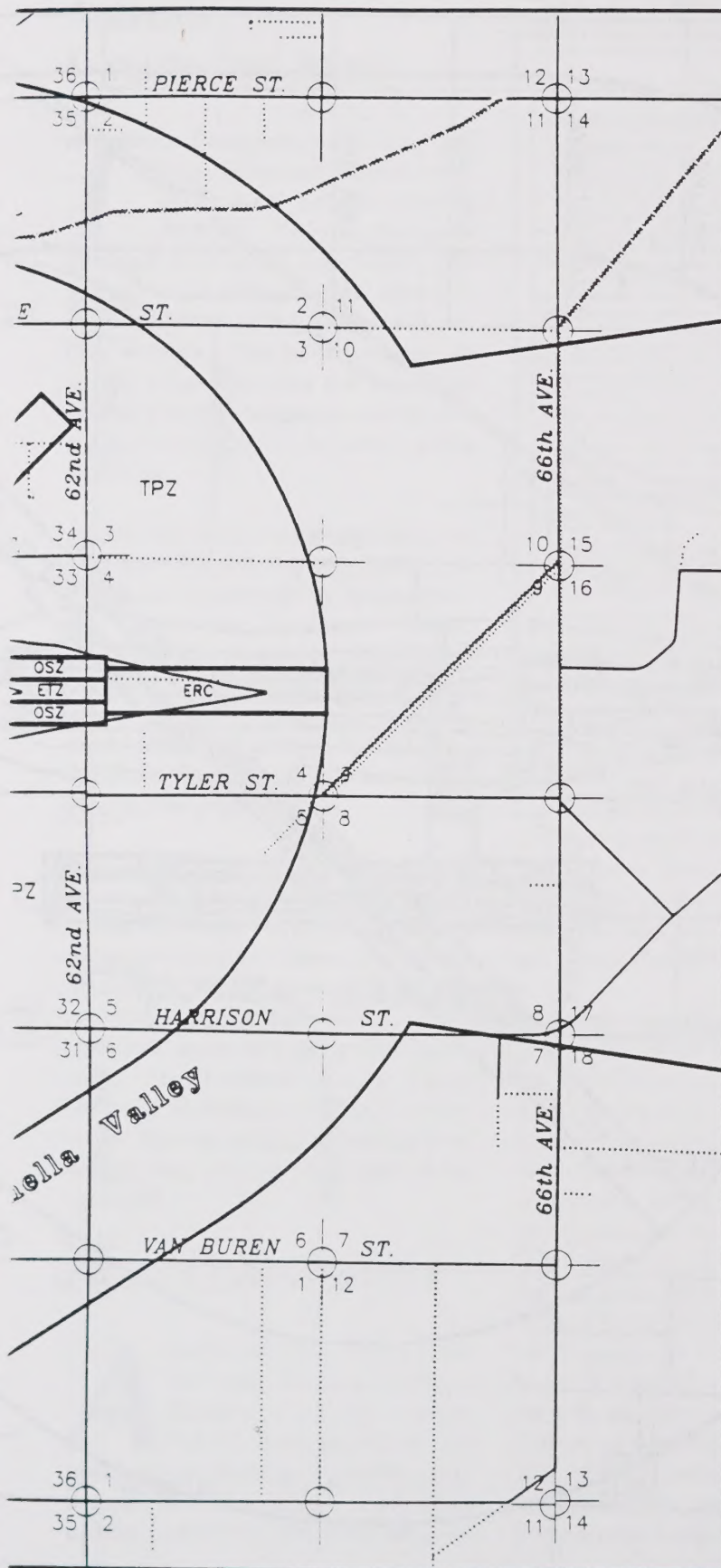
- Y (Yes) Land use is compatible and permitted.
- N (No) Land use is not compatible and not permitted.
- Y* Land use is generally compatible and is permitted if sleeping rooms, offices, and public areas within buildings are treated with sound insulation.

The State of California requires the use of the Community Noise Equivalent Level (CNEL) noise metric for airport noise studies. This metric totals all noise occurring over a 24-hour period, adding 5 decibel and 10 decibel penalties for evening and nighttime noise to account for the greater annoyance caused by noise at these times.

Table 1 shows the Land Use Standards for Noise Compatibility in Riverside County. Residential uses are not compatible with and are not permitted in

Exhibit 2 - AIRPORT INFLUENCED AREA



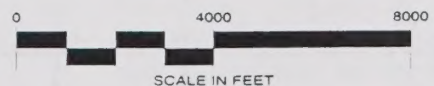
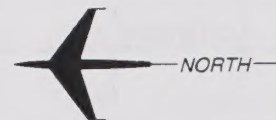


areas affected by noise above 60 CNEL. Various institutional uses, including schools, hospitals, and nursing homes, are compatible with noise between 60 and 65 CNEL but are not permitted in areas affected by noise above 65 CNEL. Most commercial and industrial uses are compatible with noise up to 80 CNEL, although sound insulation may be required in office areas or public gathering areas.

Exhibit 2 shows the airport influenced area for Thermal Airport. It shows aircraft noise contours based on the ultimate airport layout and projected air traffic in the year 2010. Noise contours shown on the map include 60, 65, 70, and 75 CNEL. The 70 and 75 CNEL contours are contained on airport property, while the 65 CNEL barely leaves the future airport property. The 60 CNEL contour does extend beyond the airport property off the ends of the parallel north-south runways. Based on the land use standards, residential development is not to be permitted in these areas.

LEGEND

- Airport Boundary
- - - City Limits
- Unimproved Road
- ===== Levee
- 60— CNEL Noise Contour - 2010
- ISZ Inner Safety Zone
- OSZ Outer Safety Zone
- ETZ Emergency Touchdown Zone
- TPZ Traffic Pattern Zone
- ERC Extended Runway Centerline Zone
- Outer Edge of F.A.R. Part 77 Conical Surface
- Future Runway/Extension
- Future Airport Property



SAFETY COMPATIBILITY

Safety of persons on the ground near airports is an important consideration in airport vicinity land use planning. At the same time, the safety of pilots and passengers in aircraft forced to make emergency landings is also an important concern.

Aircraft accident records from around the country show that accidents and emergency landings are most common along the extended runway centerline and relatively near to the airport. The risk decreases as distance from the airport increases. Areas of lesser risk are beneath the commonly used flight patterns.

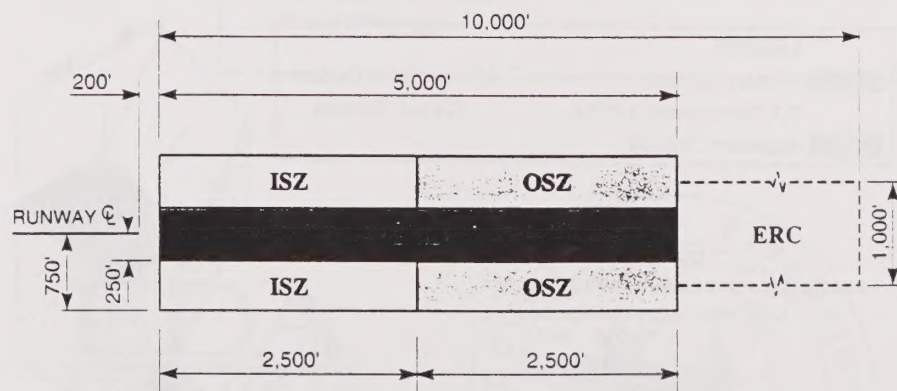
The Comprehensive Land Use Plan establishes five safety zones with the standards shown in **Table 2**.

The dimensions of the first four safety zones are shown in **Exhibit 3**. The sizes of the ETZ, ISZ, and OSZ vary

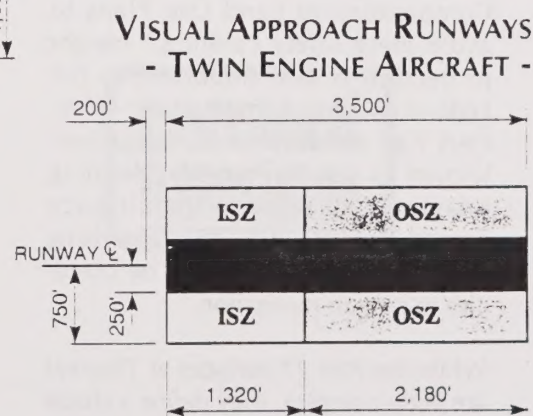
**Table 2 - LAND USE
COMPATIBILITY STANDARDS FOR SAFETY ZONES**

ETZ EXTENDED TOUCHDOWN ZONE -	No structures, no obstructions.
ISZ INNER SAFETY ZONE -	No structures, no powerlines or petroleum storage.
OSZ OUTER SAFETY ZONE -	Limit density of structures. No residential land uses or others involving large numbers of people or hazardous materials.
ERC EXTENDED RUNWAY CENTERLINE -	Limit density of structures, dwellings. Limit land uses with large numbers of people. No land uses involving hazardous materials.
TPZ TRAFFIC PATTERN ZONE -	Limit density of structures. Discourage land uses with very high concentrations of people. Discourage land uses involving hazardous materials.

Exhibit 3 - AIRPORT SAFETY ZONES OFF RUNWAY ENDS



**PRECISION AND NON-PRECISION
INSTRUMENT RUNWAYS
- JET AIRCRAFT -**



**VISUAL APPROACH RUNWAYS
- TWIN ENGINE AIRCRAFT -**

depending on the type of runway. Runways with instrument approaches, or runways serving jet traffic, have larger areas than those with only visual approaches or serving only twin engine or smaller aircraft.

At Thermal Airport, the two existing runways have the largest safety zones since they are both used by jets. In addition, Runway 30 now has an instrument approach, and one is planned for Runway 35. The planned Runway 17R-35L is expected to serve only light twin and single engine aircraft and will not have instrument approaches. The smaller safety zones are defined off the ends of that runway.

As **Exhibit 2** shows, the TPZ zone extends some distance beyond the airport. This area corresponds to the general traffic pattern area where frequent aircraft overflights can be expected. It is defined by the F.A.R. Part 77 horizontal surface.

HEIGHT PROTECTION

Tall structures near the airport and off the end of runways can create serious safety problems for aircraft in flight. The State of California has required the consideration of height issues in Comprehensive Land Use Plans to avoid these safety conflicts. Height protection is also important to the Federal Aviation Administration (FAA). FAA has developed a regulation, known as F.A.R. Part 77, defining imaginary surfaces in the airspace around airports. Any structures rising above these surfaces could be obstacles to safe air navigation.

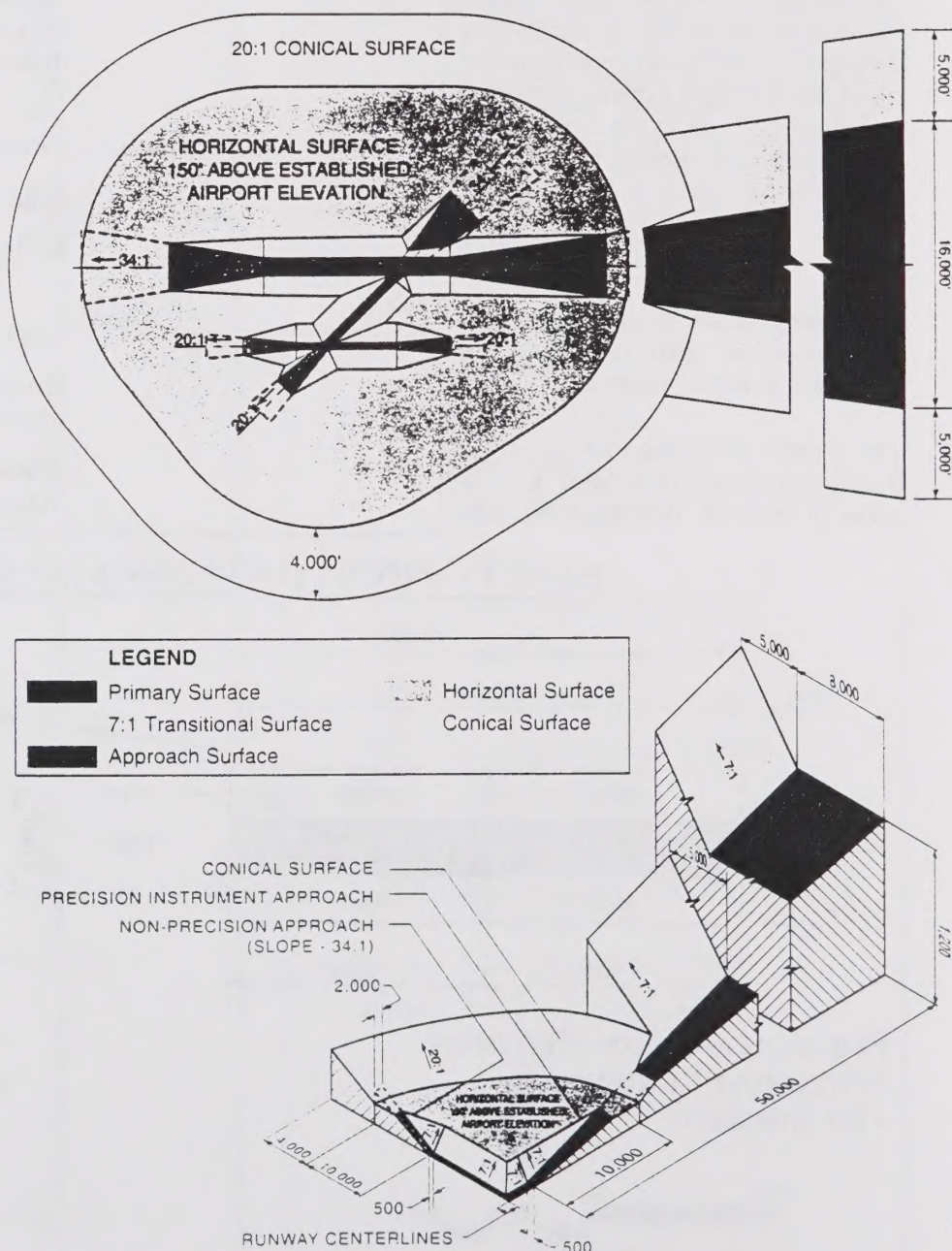
While the Part 77 surfaces at Thermal are fairly complex, they define a shape

that is similar to a bowl or stadium. The edges of the bowl slope upward and outward from the airport. Special surfaces are defined off the ends of runways, extending up from the ground and fanning outward as distance from the runway end increases.

Exhibit 4 shows the Part 77 surfaces for Thermal Airport.

The Comprehensive Land Use Plan has height standards that prohibit the construction of structures exceeding the height limits defined by the F.A.R. Part 77 surfaces for Thermal Airport.

Exhibit 4 - F.A.R. PART 77 IMAGINARY SURFACES



PLAN IMPLEMENTATION

The Riverside County Airport Land Use Commission will implement the Plan. The Commission will review development proposals in the airport influenced area to ensure that they comply with the Plan.

In order to promote quick reviews and decisions on proposed development projects, the Commission intends to coordinate with local development agencies — namely the City of Coachella and the Riverside County Planning Department. The Commission is

encouraging both agencies to amend their comprehensive general plans to be compatible with the Comprehensive Land Use Plan in the airport area.

CONCLUSION

The Riverside County Airport Land Use Commission and its staff intend to keep the Plan up-to-date. It is especially important to review the Plan whenever the airport master plan or airport layout plan is amended. The Plan also should be reviewed by the Commission and staff whenever

experience indicates that unexpected difficulties are occurring that might be solved through amendments to the Plan. The Commission also should periodically consider the latest authoritative information and research on noise, safety, and height compatibility issues.

The Comprehensive Land Use Plan establishes a basis for protecting Thermal Airport for the benefit of the local area and larger region. The land use standards have been developed to promote airport compatibility while recognizing the need to accommodate appropriately designed urban development near the airport over the long-term future.

For specific information about the details of the Comprehensive Land Use Plan, please contact:

The Riverside County Economic Development Agency, Aviation Division
French Valley Airport Aviation Center
Box 1, 2, 3
37552 Winchester Road
Murrieta, CA 92563
(714) 677-2307

EDA
ECONOMIC
DEVELOPMENT
AGENCY



CITY OF RIVERSIDE PLANNING DEPARTMENT



Airport Land Use Commission (ALUC)
Review Requirements

State law (Public Utilities Code Section 21675.1) now requires that, within certain **defined airport influence areas** most planning related applications and building permits must be approved by the County Airport Land Use Commission before final approval can be granted by the City. The airports affected by this requirement are Riverside Municipal and Flabob Airports. **Maps of these airport influence areas are available for viewing in the Planning Department**

The property which is the subject of your application has been identified as being within the influence area of one of these airports. Before we can begin processing your application, we must have proof that you have submitted an application to the County Airport Land Use Commission (ALUC). The form below is intended to serve as this proof of submission.

To help expedite your application, you should contact the County Airport Land Use Commission staff for information as to their application and filing requirements. When you submit your application, have the staff fill out the bottom portion of this form. Then return the form to the City Planning Department. Although the Planning Department can commence processing your application once the completed form is returned, no action can be taken until after a determination is made by ALUC. You are advised to complete this step as soon as possible so as not to unnecessarily delay your application. A final approval of the ALUC application will be required prior to finalizing this action.

For information regarding the County's ALUC review process, contact the Aviation Division of the Riverside County Transportation & Land Management Agency at (909) 782-6738 (4080 Lemon Street, Riverside, CA 92501). Information regarding your City application can be obtained from the City Planning Department at (909) 782-5371.

3150 Mr. K. B. Lyons

ALUC PROOF OF SUBMITTAL CERTIFICATION

PROJECT TYPE: _____ CASE #: _____

NAME OF PROJECT APPLICATION: _____

ADDRESS OF PROJECT: _____

ASSESSOR PARCEL #: _____

Response to Letter FFFF

Response to comments from Keith D. Downs, Aviation Director, County of Riverside, Transportation and Land Management Agency, no date.

- FFFF-R1 The referenced tables will be added as noted in response FFFF-R3 below.
- FFFF-R2 The Executive Summary will be included as General Plan Appendix B as noted in response FFFF-R3 below.
- FFFF-R3 The following policies shall be added on page 32 of the General Plan under the objective regarding incorporation of the Thermal Airport Master Plan:

Policy

The City shall consider land use compatibility standards for airport noise contours and safety zones as defined in Tables 1 and 2 of the Thermal Airport Comprehensive Land Use Plan Executive Summary in reviewing and approving affected development projects. The 60 CNEL noise contour and Airport Safety Zones are shown in Figure 16.

Policy

In accordance with current State requirements, projects located within the Traffic Pattern Zone (TPZ) of Thermal Airport as defined in the Thermal Airport Comprehensive Land Use Plan must be submitted to the Riverside County Airport Land Use Commission (ALUC) for review and comment regarding compatibility with airport operations. The TPZ is shown in Figure 16. The Executive Summary for the Thermal Airport Comprehensive Land Use Plan along with a sample ALUC review requirements is contained in Appendix B. The Riverside County Transportation and Land Management Department, Aviation Division, should be contacted for review of the complete Plan and to obtain current application forms.

1. The first part of the document is a letter from the author to the reader, explaining the purpose of the study and the methods used.

2. The second part of the document is a review of the literature, discussing the current state of knowledge on the topic.

3. The third part of the document is a description of the study, including the objectives, hypotheses, and the data collection process.

4. The fourth part of the document is a presentation of the results, including the statistical analysis and the findings of the study.

5. The fifth part of the document is a discussion of the results, comparing them with the previous literature and discussing the implications of the findings.

6. The sixth part of the document is a conclusion, summarizing the main findings and the limitations of the study.

7. The seventh part of the document is a list of references, providing the sources of the information used in the study.

8. The eighth part of the document is an appendix, containing additional information that supports the main text.

9. The ninth part of the document is a glossary, defining the key terms used in the study.

10. The tenth part of the document is a bibliography, listing the sources of the information used in the study.

Letter GGGG: Tom Levy, General Manager-Chief Engineer, Coachella Valley Water District, July 16, 1997

COACHELLA VALLEY WATER DISTRICT

1000 WEST 10TH AVENUE, COACHELLA, CALIFORNIA 92230-1000

TO: City of Coachella
FROM: Tom Levy, General Manager-Chief Engineer
SUBJECT: [Illegible]
DATE: July 16, 1997

Re: [Illegible]
Enclosed for the City of Coachella are two copies of the [Illegible] report.

Very truly yours,
Tom Levy, General Manager-Chief Engineer

cc: [Illegible]
[Illegible]

[Illegible]

Tom Levy
General Manager-Chief Engineer

[Illegible]



LETTER GGGG

ESTABLISHED IN 1918 AS A PUBLIC AGENCY

COACHELLA VALLEY WATER DISTRICT

POST OFFICE BOX 1058 • COACHELLA, CALIFORNIA 92236 • TELEPHONE (760) 398-2851

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July 16, 1997

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BERNARDINE SUTTON, SECRETARY
OWEN MCCOOK, ASSISTANT GENERAL MANAGER
REDWINE AND SHERRILL, ATTORNEYS

File: 1150.10

Susan Williams
Community Development Department
City of Coachella
1515 Sixth Street
Coachella, California 92236

Dear Ms. Williams:

Subject: Proposed City of Coachella General
Plan 2020, Environmental Impact Report

We have reviewed the proposed City of Coachella General Plan 2020 and Environmental Impact Report and we appreciate the opportunity to review and comment on this important document. Our comments can be found in the enclosed Attachment A.

If you have any questions please call Joe Cook, planning engineer, extension 292.

Yours very truly,

Tom Levy
General Manager-Chief Engineer

Enclosure/1/as

JEC:md\eng\sw\jul\williams

TRUE CONSERVATION
USE WATER WISELY

ATTACHMENT A

1. Executive Summary, page 4, under the heading Water Impacts and Mitigation Provided by Plan Policy to be revised to reflect the following:

This paragraph does not accurately account the relationship of consumptive water use from development and Coachella Valley water sources. The majority of water used for agriculture is Colorado River water provided via the Coachella Canal. All of the water used for domestic use is groundwater. The report has concluded that the conversion of agricultural lands to urban use will only increase the total water demand by 12-million gallons per day. However, actual groundwater use based on this report is expected to increase by 57 million gallons per day or 64,000 acre-feet per year unless this consumption is augmented with other water sources.

GGGG-C1

Please see Item No. 2 of our response which addresses the valley wide water management plan.

2. Executive Summary, page 8, Item No. 1.2. Significant Adverse Impacts not Mitigated by the Draft General Plan, under the subheading, Water Supply, to be revised to address the following:

The Coachella Valley Water District (district) is developing a valley wide water management plan. Upon completion of the management plan, a groundwater replenishment program will be enacted in order to control groundwater overdraft. The City of Coachella and any private groundwater users within the area of benefit of the replenishment program will be subject to a replenishment assessment. These fees will be used for groundwater recharge and other programs intended to protect the valley's groundwater.

GGGG-C2

3. Flood Control Agencies, page 47, first paragraph should be revised to reflect the following:

This report incorrectly states that agricultural drainage tiles are part of the stormwater facilities in the valley. These drainage lines were designed and constructed exclusively for agricultural drainage and salt removal and should not be considered for stormwater or surface drainage. The report also incorrectly states that these lines are operated and maintained by the district. The district only operates the collector drains which the tile lines discharge into. The tile lines are the responsibility of individual property owners.

GGGG-C3

4. Projected Impacts and Mitigation Provided by General Plan Policy, page 52, third paragraph to be revised to reflect the following:

No stormwater shall be discharged into the valley's tile drainage system. Stormwater drainage systems shall be designed entirely separate from the tile drainage system.

GGGG-C4

5. Water Demand, page 193, first paragraph, third sentence to be revised to read as follows:

Current total water use for the study area is estimated to be approximately 140,000,000 gallons per day of which 96% is due to agricultural usage.

GGGG-C5

6. Water Demand, page 193 under the subheading, Threshold of Significance, to be modified to reflect the following:

The impact of groundwater overdraft can be mitigated by implementing the district's valley wide water management plan (See Item No. 2).

GGGG-C6

7. Thermal Sanitary District, page 197, to be revised to reflect the following:

The Thermal Sanitary District has become assimilated into the Coachella Valley Water District. In the future, sanitary wastewater from the community of Thermal will be treated at the district's Mid-Valley Water Reclamation Plant at Avenue 62 and Filmore.

GGGG-C7

JEC:md\eng\sw\jul\williams

1. The first part of the report deals with the general situation of the country and the position of the various groups.

2. The second part of the report deals with the economic situation and the position of the various groups.

3. The third part of the report deals with the social situation and the position of the various groups.

4. The fourth part of the report deals with the political situation and the position of the various groups.

5. The fifth part of the report deals with the cultural situation and the position of the various groups.

6. The sixth part of the report deals with the religious situation and the position of the various groups.

7. The seventh part of the report deals with the legal situation and the position of the various groups.

8. The eighth part of the report deals with the administrative situation and the position of the various groups.

9. The ninth part of the report deals with the military situation and the position of the various groups.

10. The tenth part of the report deals with the foreign relations and the position of the various groups.

11. The eleventh part of the report deals with the conclusion and the position of the various groups.

Response to Letter GGGG

Response to comments from Tom Levy, General Manager-Chief Engineer, Coachella Valley Water District, July 16, 1997

- GGGG-R1 CVWD's distinction that all domestic water is derived from groundwater and that a majority of agricultural water is derived from imported Colorado River water is noted. Page 4 of the Executive Summary are revised as follows and incorporated by reference:

Water Impacts and Mitigation Provided by Plan Policy

Potential growth associated with implementation of the General Plan would result in increased domestic water consumption of up to 57 million gallons per day for urban uses. However, this is largely offset by the fact that over 7,000 acres of the more water intensive agricultural lands will be converted to urban use, resulting in an approximately 45 million gallon decrease in agricultural consumption. This would result in a combined net increase in total (domestic and agricultural) water consumption of about 12 million gallons per day as compared with existing total water consumption. To accommodate this increase, the General Plan contains water management policies which ensure a reliable supply of water for agricultural and urban uses. Water supply, storage and distribution facilities are either available or planned by the City or CVWD to serve the Planning Area except the Mecca Hills area. To ensure water supplies in the Mecca Hills, General Plan policy encourages continuation of existing procedures of reviewing each development project for water supply issues.

Unmitigable Impacts

Although implementation will reduce the amount of water intensive agricultural land through urbanization, the project will result in a net total increase in domestic and agricultural water consumption of 12 MGD. Since groundwater aquifers are considered to be in a state of overdraft, this increase is considered a significant unavoidable adverse impact.

- GGGG-R2 The issue of CVAG's valley wide water management plan including groundwater replenishment program is addressed by General Plan policy on page 97 of the Infrastructure and Public Facilities Element where it states that, *"The City shall cooperate with the CVWD and other agencies to develop groundwater replenishment programs which will ensure viability of the groundwater aquifer in the lower Whitewater basin."* This issue is also discussed in Section 3.0, page 194, paragraph 3 of the EIR.

Page 8 of the Executive Summary is revised as follows and incorporated by reference:

- ▶ **Water Supply** (regional and cumulative impact issue): Although implementation will reduce the amount of water intensive agricultural land and water usage by approximately 45 million gallons per day through urbanization, the project will result in an increased domestic water consumption of up to 57 million gallons per day for urban uses for a total net increase in water consumption (domestic and agricultural) of 12 MGD. Since groundwater aquifers are considered to be in a state of overdraft, this increase is considered a significant unavoidable adverse impact.

GGGG-R3 CVWD's statement regarding the function of agricultural drainage tiles is noted.

The section on page 47 of the Environmental Impact Analysis(Sec. 3.0) is revised as follows and incorporated by reference:

Flood Control Agencies

The Coachella Valley Stormwater District was formed in 1915 to help reduce the risk associated with flooding of the Whitewater River. In 1937, this district merged with the Coachella Valley Water District which presently maintains regional flood control facilities in the valley. The CVWD boundaries cover most of the Coachella Valley from the San Gorgonio Pass to the Salton Sea. CVWD is the primary entity responsible for coordinating and mitigating regional flood issues in the Coachella area. CVWD also is a prominent agency in addressing providing for local agricultural drainage issues due to and salt removal through the extensive system of agricultural tile drains and collector drains which exist they operate and maintain throughout the rural portions of the Coachella area. CVWD is responsible for operation and maintenance of the collector drain portion of this system. Riverside County plays an important role in addressing local drainage issues in unincorporated areas through oversight over County road maintenance functions and development approvals. The City of Coachella Engineering Department is responsible for local drainage issues within the incorporated City of Coachella.

GGGG-R4 CVWD's policy prohibiting discharge of storm water to the tile drainage system is noted.

Page 52 of the EIR is revised in response to CVWD's comments as follows and is incorporated by reference:

Development facilitated by the General Plan could also result in increased contribution of drainage through urbanization to CVWD's agricultural tile drain system with associated degradation of system efficiency and potential for damage to agricultural crops by a rising water table. To address this issue, General Plan policies require the City to adopt a Master Drainage Plan for the City which will result in a comprehensive method to handle surface runoff within the City; to coordinate with CVWD in the development of appropriate design standards and criteria for use by new development in directing increased urban runoff from the tile drain system to the City's master planned storm drainage facilities; and to direct all development proposals to CVWD for review. During such reviews, it is understood that CVWD will prohibit the discharge of stormwater into the valley's agricultural tile drainage system and require that stormwater drainage systems be designed entirely separate from the tile drainage system. Consequently, the impact of increased development on the agricultural tile drain system is not anticipated to cause significant adverse impacts.

GGGG-R5 CVWD's comment regarding water demand is noted.

The first paragraph of page 193 of the Environmental Impact Analysis (Sec. 3.0) is revised in response to CVWD's comments as follows and is incorporated by reference:

Water Demand

The Water Master Plan contains a number of factors for domestic water demands based on the type of land use and the usage per acre. Utilizing these factors and the existing land use acreage described in Section 3.1, current domestic consumption rates were calculated and are summarized in Table 3.10-1, Existing Domestic Water Demands, shown below. ~~Current~~ Total domestic water usage for the study area is estimated to be approximately 140,000,000 gallons per day of which 96% is due to agricultural usage.

- GGGG-R6 The "Thresholds of Significance" portion of the EIR is intended to provide a standard by which to judge whether or not project impacts are significant. In the case of groundwater supply, impacts would be deemed significant if the acceleration of groundwater overdraft were to occur. The mitigating effect of CVWD's valley-wide management plan is introduced in the "Project Impacts and Mitigation Provided by Plan Policy" section on page 194, paragraph 3, where it states that the City will *"cooperate with CVWD and other jurisdictions in the Coachella Valley in continuing to develop a groundwater replenishment program capable of ensuring the viability of the groundwater aquifer within the lower Whitewater basin."* Therefore, no changes to the Thresholds of Significance are necessary.
- GGGG-R7 The pending assimilation of the Thermal Sanitary District by CVWD is identified on page 197. The fact that this has now occurred and that future sanitary wastewater from the Community of Thermal will be treated at the District's Mid-Valley Water Reclamation Plant at Avenue 62 and Filmore is noted.

1. The first part of the document is a list of the names of the people who were present at the meeting. The names are listed in alphabetical order.

2. The second part of the document is a list of the topics that were discussed at the meeting. The topics are listed in alphabetical order.

3. The third part of the document is a list of the actions that were taken at the meeting. The actions are listed in alphabetical order.

4. The fourth part of the document is a list of the decisions that were made at the meeting. The decisions are listed in alphabetical order.

5. The fifth part of the document is a list of the recommendations that were made at the meeting. The recommendations are listed in alphabetical order.

6. The sixth part of the document is a list of the conclusions that were reached at the meeting. The conclusions are listed in alphabetical order.

7. The seventh part of the document is a list of the next steps that need to be taken. The next steps are listed in alphabetical order.

8. The eighth part of the document is a list of the people who are responsible for implementing the next steps. The people are listed in alphabetical order.

9. The ninth part of the document is a list of the dates when the next steps are to be completed. The dates are listed in alphabetical order.

10. The tenth part of the document is a list of the people who are responsible for monitoring the progress of the next steps. The people are listed in alphabetical order.

11. The eleventh part of the document is a list of the people who are responsible for reporting on the progress of the next steps. The people are listed in alphabetical order.

12. The twelfth part of the document is a list of the people who are responsible for evaluating the progress of the next steps. The people are listed in alphabetical order.

13. The thirteenth part of the document is a list of the people who are responsible for reviewing the progress of the next steps. The people are listed in alphabetical order.

14. The fourteenth part of the document is a list of the people who are responsible for implementing the recommendations. The people are listed in alphabetical order.

15. The fifteenth part of the document is a list of the dates when the recommendations are to be implemented. The dates are listed in alphabetical order.

16. The sixteenth part of the document is a list of the people who are responsible for monitoring the progress of the recommendations. The people are listed in alphabetical order.

17. The seventeenth part of the document is a list of the people who are responsible for reporting on the progress of the recommendations. The people are listed in alphabetical order.

18. The eighteenth part of the document is a list of the people who are responsible for evaluating the progress of the recommendations. The people are listed in alphabetical order.

19. The nineteenth part of the document is a list of the people who are responsible for reviewing the progress of the recommendations. The people are listed in alphabetical order.



LETTER HHHH
COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Planning Department

Aleta J. Laurence
Director of Planning

July 15, 1997

Susan E. Williams, Director of Community Development
CITY OF COACHELLA
1515 Sixth Street
Coachella CA 92236

RE: City of Coachella General Plan 2020 and Draft Environmental Impact Report

Dear Ms. Williams:

Thank you for the opportunity to review the proposed new general plan for the City of Coachella and its associated Environmental Impact Report. The Riverside County Planning Department has reviewed these documents to examine the effects of this project on lands presently under the County's land use jurisdiction and offers the following comments:

1. On page 12 in the Land Use Element, it is stated that "The general plan should preserve sufficient amounts of agricultural land and appropriate support facilities to ensure the continued viability of this industry." Yet buildout pursuant to the proposed City of Coachella General Plan 2020 ("Plan") would result in a 260% increase in farmland conversion relative to buildout pursuant to existing City and County General Plans for the Planning Area. According to Table 3.1-5 of the Draft EIR, there are 23,834 acres of existing farmland in the area. Development pursuant to existing General Plans would result in the loss of 2,573 acres of agricultural land. Implementation of the proposed Plan would result in a loss of 9,271 acres of agricultural land - an additional 6,698 acres when compared with existing General Plan designations. Over 3,100 acres of land within established agricultural preserves would be outside the Agriculture designation. (Over 75% of this area is easterly of Highway 111.) The Draft EIR is correct in identifying loss of productive agricultural land as a significant environmental effect of the proposed project.

We are supportive of the City's proposal to establish an Agriculture Element and are pleased that the City acknowledges agricultural uses as the basic land use pattern southerly of Thermal Airport. The Agriculture Element incorporates a number of policies to assist in minimizing conflict between agricultural and non-agricultural land uses. However, the proposed residential, light industrial, and entertainment commercial (rather than agricultural) Land Use Element designations for properties northerly of Airport

HHHH-C1

Ms. Susan Williams
City of Coachella
July 15, 1997
Page 2

Boulevard currently under County jurisdiction contribute to the loss of agricultural land, rather than the achievement of maximum preservation of productive agricultural land.

HHHH-C1

Much of the existing agricultural land is within the area designated as an "Agriculture to Urban Transition Overlay" (AUTO). Unfortunately, while the policies provide for a sense of agricultural character and integration of scenic elements of date groves, citrus groves, and vineyards into the landscape design of urban/suburban projects, they do not substantially maintain commercial agricultural production or the availability of land for the cultivation of food and fiber crops, nor do they effectively limit the rate at which economically viable and productive agricultural lands may be converted to urban/suburban uses.

HHHH-C2

Figure 14 on page 34 of the Land Use Element recommends adoption of a program providing incentives for the preservation of agricultural land. One such existing program is the establishment and maintenance of agricultural preserves pursuant to the California Land Conservation ("Williamson") Act of 1965. The Draft EIR "Agricultural Lands" exhibit does not show all land within agricultural preserves in the Planning Area, and a cursory review indicates that it does not even depict all land subject to active contracts. A total of 29 agricultural preserves have been established in the Planning Area since 1968, and, of these, 13 are not subject to Notices of Non-Renewal. This would appear to indicate that landowners in many of these preserves retain a long-term commitment to agricultural uses. Yet about 40% of land within agricultural preserves (approximately 3100 of 7700 acres) would not have an "Agriculture" designation on this Plan.

HHHH-C3

2. As the Draft EIR indicates, existing City and County Plans allow for a potential population of slightly over 90,000 persons (in 29,610 dwelling units) in the Planning Area. On page 6 of the Introduction, it is stated that "Projected growth of the community requires the City to revise its existing goals, objectives and policies...", but no demographic evidence is provided to indicate that a higher population level must be accommodated by the year 2020 (even given the high household size levels in the community). The proposed Plan has a buildout population level of 153,510 in 50,497 dwelling units. In comparison, projections from the Coachella Valley Association of Governments indicate that the City should expect a population of 31,983 within its current boundaries in the year 2020. Adding the projected populations of unincorporated areas lying primarily within the Planning area (Census tracts 456.01, 457.01, and 457.02) would raise the year 2020 projection to 50,573, still well within the allowable population levels under existing Plans. Therefore, it is not clear that provision for higher densities over large expanses of land is warranted during the coming 25-year period.

HHHH-C4

Ms. Susan Williams
City of Coachella
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Page 3

3. The City of Coachella General Plan 2020 ("Plan") provides for a planning area which is considerably larger than the city and its sphere of influence. More than 60% of the planning area is outside City limits and outside the City's sphere of influence. Plan policies recommend that the entire planning area be added to the City's sphere of influence. Please be advised that the County of Riverside Planning Department would have serious concerns with such a large expansion if it would result in the extension of urban or relatively intense rural development into areas that the County has designated for agricultural or open space uses. In this regard, we would note that the policy on page 33 of the Land Use Element which states that "[e]xisting agricultural uses in sphere of influence areas should be retained until conversion to urban uses are [sic] sound economic decisions" may be of limited usefulness in evaluating a conversion request; there is little reason to think that a land developer would propose an unprofitable project.
4. The County supports the Plan's recognition of the Thermal Airport Master Plan as the guiding land use document for the area within its boundaries.
5. While the impact of this Plan on agricultural lands is the County's overriding concern with this Plan, we would also note that there are some locations where the Plan does not recognize higher intensity designations provided in the ECVP. We would recommend that the Plan, at minimum, recognize the densities of existing and tentatively approved land divisions. Specifically, urban residential densities have been approved (and general plan amendments adopted) in the corridor along Jackson Street (generally between 54th Avenue and Airport Boulevard). Another area which the ECVP has designated for urban development, but which is not recognized as urban in the proposed Plan, is located along the easterly side of Jackson Street, northerly of 51st Avenue. Additionally, we would note that the proposed Plan does not replicate ECVP Commercial designations on the easterly side of Harrison Street, northerly of Airport Boulevard, and on the westerly side of Highway 111, northerly of 62nd Avenue.
6. The properties easterly of the All-American Canal ("Mecca Hills" Planning Subarea) are hilly and generally do not have water service from the Coachella Valley Water District. They have, therefore, been designated "Desert Areas" or "Mountainous Areas" on Riverside County's Open Space and Conservation Map. The County's designations also reflect the presence of mineral resources in the area and the presence of the San Andreas Fault. Increased densities in this area may not be practical if services cannot be provided. We would recommend adding a category other than "Agriculture" which provides for a maximum density which is much lower than the two dwelling unit per acre density which the Plan labels as "Very Low Density Residential".

HHHH-C5

HHHH-C6

HHHH-C7

HHHH-C8

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July 15, 1997
Page 4

7. Evaluation of the alternatives discussed in the Draft EIR was hampered by the lack of fold-out exhibits illustrating the land use diagram of each of the alternatives. We would recommend that serious consideration be given to selection of an alternative which combines the basic concepts of Alternative #2 (Agricultural Preservation) and Alternative #3 (Mecca Hills Preservation) and thereby also maintains the scenic qualities which attract visitors to the Coachella Valley.
8. The County supports allowance for the possibility of the establishment of mining uses in the "Residential Very Low Density", "Agriculture", and "Open Space" categories with issuance of the appropriate permit; however, mining uses should not be permitted in agricultural preserves. Additionally, it is our understanding that the City must adopt a mining ordinance and receive certification from the State Mining and Geology Board in accordance with the Surface Mining and Reclamation Act prior to issuing a surface mining permit.
9. On page 16 of the Land Use Element, there is reference to a previously approved "Rancho California Vineyards" Specific Plan. This may be an error, since the summary of land use designations identifies a "Rancho Coachella Vineyards" Specific Plan.

HHHH-C9

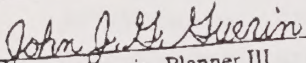
HHHH-C10

HHHH-C11

Ms. Susan Williams
City of Coachella
July 15, 1997
Page 5

Thank you for the opportunity to review these documents. If you have any questions, please call us at (909) 275-1872.

Very Truly Yours,
RIVERSIDE COUNTY PLANNING DEPARTMENT
Aleta J. Laurence, A.I.C.P., Planning Director


John J. G. Guerin, Planner III

cc: Roy Wilson, Riverside County Board of Supervisors, Fourth Supervisorial District
Jim Porras, Riverside County Planning Commission, Fourth Supervisorial District
Richard Lashbrook, Director, Riverside County TLMA
Aleta J. Laurence, A.I.C.P., Planning Director

Response to Letter HHHH

Response to comments from John J. G. Guerin, Planner III, County of Riverside, Transportation and Land Management Agency, Planning Department, July 15, 1997

HHHH-R1 While the City of Coachella recognizes and supports the preservation of agriculture, this must be balanced with other City goals including the creation of an Entertainment Commercial area in proximity to existing Indian casinos along with increased housing opportunities for such uses. The City has also chosen to recognize and designate substantial amounts of Light Industrial (IL) lands in conformity with the existing Industrial/Manufacturing (M) designation shown on the County General Plan. (See Figure 3.1-2). The City feels confident that adequate amounts of agricultural land have been designated on the proposed Land Use Policy Diagram to ensure that agribusiness will remain a strong, viable industry in Coachella. However, the EIR does indicate that loss of agricultural land will be a significant unmitigable impact of plan implementation.

HHHH-R2 As stated in the General Plan, the intent of the Agricultural to Urban Transition Overlay (AUTO) is not to maintain commercial agricultural production at all costs but rather to "encourage the preservation of agricultural land to the maximum extent practical within the greater context of urban development" (Land Use Element, page 25). In particular, the City wishes to encourage the logical conversion of agricultural to urban uses within the AUTO near the City rather than leapfrog development in outlying agricultural areas.

Neither the existing City or County General Plans contain provisions which place limits on the rate at which economically viable and productive agricultural lands may be converted to urban/suburban uses. Therefore, the Coachella General Plan update is neither more nor less restrictive with regard to regulating the rate of agricultural conversion. Also, this type of restriction would be difficult to apply equitably between various property owners.

HHHH-R3 Further research into the status and location of agricultural preserves has been performed by the City of Coachella. This research indicates that additional Williamson Act "Agricultural Preserves" exist in the Study Area and the Agricultural Lands Map shown in the EIR (attached) has been updated to reflect these. The majority of agricultural preserves are located in areas designated on the General Plan Land Use Diagram as "Agriculture" or "Very Low Residential with Agricultural to Urban Transition Overlay". Both of these designations allow for and encourage the retention of agricultural lands. Neither would preclude the long term continuation of viable agricultural operations. The remainder are largely focussed within the "Entertainment Commercial" area. The long term retention of agriculture is not envisioned here as City policy will actively seek to encourage master planned entertainment commercial developments to locate here.

HHHH-R4 The statement that "Projected growth in the community requires the City to revise its existing goals, objectives, and policies . . ." is a true statement. The City's General Plan was last updated in January of 1987, approximately ten years ago (twice the time recommended by State law). Since that time, General Plans have taken on much greater regulatory importance making an update of Coachella's General Plan appropriate and timely. Project approvals in both the City (such as the McNaughton Specific Plan) and County (such as the Rancho La Quinta Specific Plan) since the prior General Plan was approved indicate growing development pressure in and around Coachella.

While the General Plan is targeted toward a planning horizon of the year 2020, the plan makes no claim, nor does State law require, that full buildout is expected to occur by that year. The General Plan is intended as a document which describes the City's current vision for the future. Among other things, this includes a desire to capitalize on various economic engines, such as Indian gaming and the development of an "Entertainment Area", to enhance the City's economic base in ways that may not have been envisioned under prior City or County General Plans and which were not taken into account in current SCAG projections. With these ambitious projects will come the need for added housing opportunities. Consequently, the General Plan Land Use Diagram is an accurate depiction of how the City currently envisions its ultimate future whenever buildout occurs.

HHHH-R5

General Plan policy recommends that the City request the expansion of its Sphere of Influence to cover the entire study area (Agricultural Element, page 137) in order that Coachella might have a greater and more formal say in the decisions made in surrounding unincorporated areas, especially with regard to the preservation of agricultural areas depicted on the General Plan Land Use diagram. In support of this, it is important to note that the policy in question occurs in the Agricultural Element and is subordinate to the Objective that *"The City shall seek the maximum preservation of productive agricultural land."* In particular, the City wishes to encourage the logical expansion of urban uses into agricultural areas near the City (as shown on the Land Use Policy diagram) rather than leapfrog development in outlying agricultural areas (such as Kohl Ranch, located south of the Thermal Airport). Other policies relating more generally to the City's Sphere of Influence indicate that the City will *"work with surrounding jurisdictions and LAFCO to establish a comprehensive Sphere of Influence so that expansion can occur in a logical and planned manner."* (Land Use Element, page 33)

The referenced policy regarding the economic soundness of converting agriculture to urban uses is subordinate to the overall goal that *"The growth of the City shall be based on fiscally responsible decisions regarding the ability to provide services and to meet the needs of developing adjacent land outside the corporate limits."* (Land Use Element, page 33). In context of this goal, the economic viability of urban uses is not judged solely on a development project's profit margin. Rather, sound economic decision making relates equally to the economic viability of agriculture itself as well as the cost/benefit to the City of annexing a particular piece of property. Any annexations to the City are subject to a LAFCO approved Plan of Service detailing the economic viability of providing services to the annexation area in question. Therefore, not all development projects will satisfy these criteria.

HHHH-R6

The County's agreement with incorporation of the Thermal Airport Master Plan is noted.

HHHH-R7

The General Plan Land Use Policy Diagram is recommended to be modified to recognize previous entitlements granted under the County's jurisdiction. These entitlements are portrayed on the County's Eastern Coachella Valley Plan. The areas amended to correspond with higher residential intensity designations (County 2B, Residential, 2-5 d.u./ac.) to City Land Use designation "R-L", Low Density Residential, 0-6 d.u./ac. from proposed "RVL", Low Density Residential, 0-2 d.u./ac. are as follows:

1. East of Jackson Street, between Avenue 50 and Avenue 51; and
2. The southwest corner of Avenue 54 and Jackson Street; and
3. A portion of the east side of Jackson Street between Avenue 54 and Airport Boulevard.

Additionally, the northwest corner of Highway 111 and Avenue 62 is recommended to be amended to reflect the County's Land Use designation of "C" Commercial. The City will change the proposed Agricultural land use designation to General Commercial.

Amendments to the City's Land Use Policy Diagram to correspond with the County's ECVF are identified in the following exhibits.

HHHH-R8 While the Very Low Residential (RVL 0-2 du/ac) designation allows densities in the Mecca Hills which are higher than the current County "Desert" designation, the General Plan also contains policies which require environmentally responsive design techniques in order to achieve these densities. Land Use policy on page 25 of the General Plan states the City's intent to develop a Hillside Conservation Ordinance which would restrict development in areas over 20% slope. Consequently, the base density of 2 du/acre could not be achieved unless clustering or other hillside design techniques are employed. Infrastructure and Public Services Element policy on page 98 of the General Plan allows development in the Mecca Hills with private, environmentally sound utility systems which have been approved by responsible agencies. The Mecca Hills area also contains large sectional blocks of publicly owned land. These areas have been designated as Open Space (OS) on the Land Use Diagram. They contain the majority of known mineral resources (CDMG MRZ-2 lands) as well as the San Andreas Fault zone. Therefore, the Coachella General Plan land use designations in the Mecca Hills area (RVL and OS) are responsive to the issues identified by the County.

HHHH-R9 The EIR contains a specific verbal description of each alternative (Pages 5.0-1, 2) which is related to land uses on the Land Use Policy Diagram as follows:

Alternative 1 *"assumes buildout under the existing City of Coachella General Plan (adopted in 1987) and under the County of Riverside General Plan (adopted in 1989) for unincorporated portions of the Planning Area." (Page 5.0-1)*

These maps are shown in EIR Figures 3.1-2 and 3.1-3.

Alternative 2 *"preserves agriculture within the Very Low Density Residential (RVL) Agricultural to Urban Transition Overlay and the Entertainment Commercial (CE) designations. (Page 5.0-2) Consequently, these designations would be replaced with the "Agricultural" (AG) designation.*

These CE and RVL(AUTO) designations are shown on the Land Use Policy Diagram, Figure 3.1-5.

Alternative 3 *"assumes preservation of the Mecca Hills by designating all RVL lands east of the All-American Canal under the Riverside County designation of Desert Lands" (page 3.1-2) Consequently, these RVL designations would be replaced by the County's Desert Lands designation.*

These RVL designations are shown on the Land Use Policy Diagram, Figure 3.1-5.

Alternative 4 *"assumes overall reduction of industrial lands within the Study area by 25% and is intended to provide an alternative which will reduce traffic impacts . . . It is also assumed that acreage removed would remain in agricultural production. (Page 5.0-2) Consequently, 25% of all Light Industrial (IL) and Heavy Industrial (IH) lands would be redesignated as Agricultural. Since the express purpose of this alternative is provide for reduced traffic impacts, the specific location of land use changes is not crucial but rather the general reduction in traffic throughout the central railroad corridor, where all industrial lands occur.*

These IL and IH designations are shown on the Land Use Policy Diagram, Figure 3.1-5.

Alternative 5 *"assumes the Kohl Ranch Specific Plan project located south of the Thermal Airport is approved by Riverside County." Consequently, the Agricultural designations shown on the Land use Policy diagram south of Thermal Airport within Kohl Ranch would be changed to urban uses per the Specific Plan.*

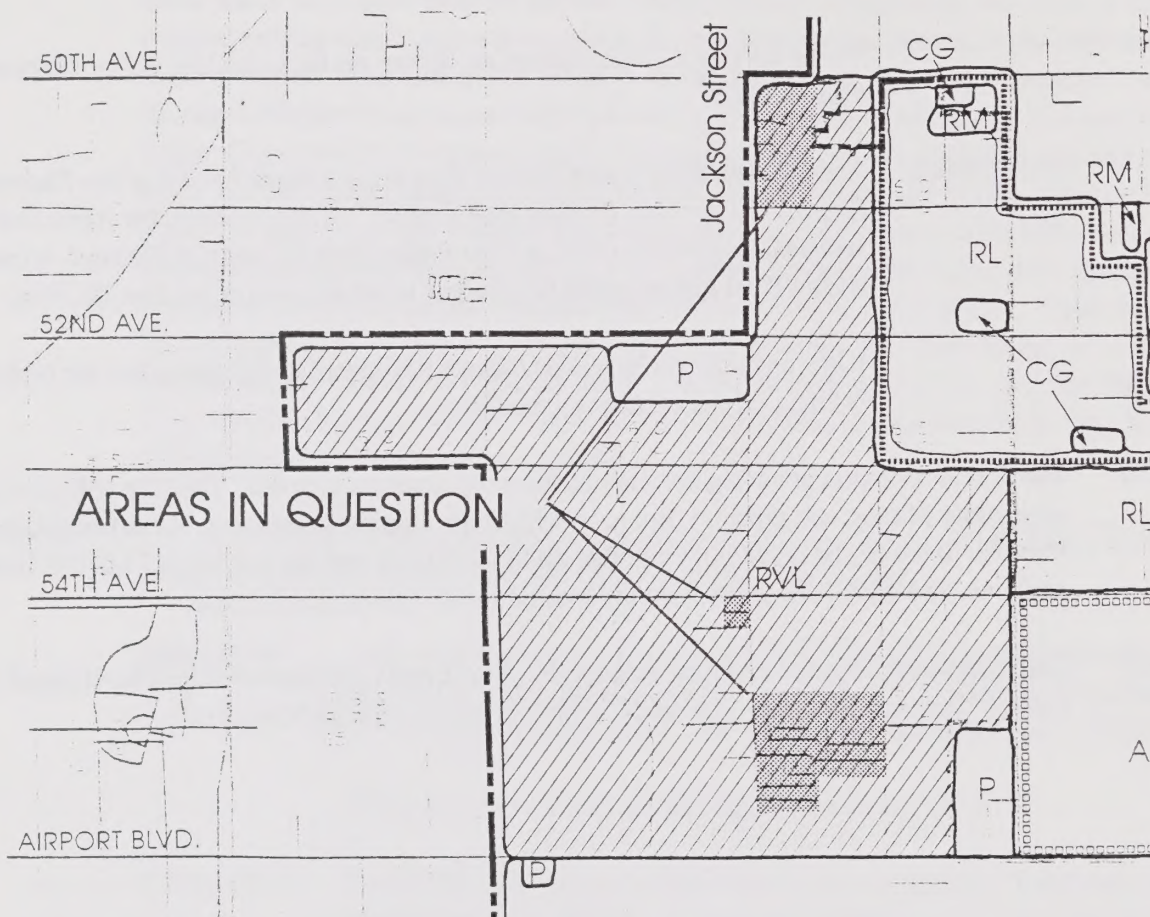
It is presumed that Riverside County has access to this plan since the project is being processed through the County..

HHHH-R10 The County's support of mining activities in these designations is noted. The City will comply with State Mining and Geology Board requirements relating to issuance of Surface Mining Permits. It should be noted however, that all MRZ-2 lands and the majority of MRZ-3 lands as shown on Figure 3.12-2 are currently located within County jurisdiction.

HHHH-R11 Comment noted. General Plan text on page 16 of the Land Use Element should be changed to replace "Rancho California Vineyards" with "Rancho Coachella Vineyards".

Response to Letter HHHH, Exhibit 1 of 2

Densities Consistent with County Approved Land Divisions



Existing County Land Use Designations
For Approved Land Divisions:

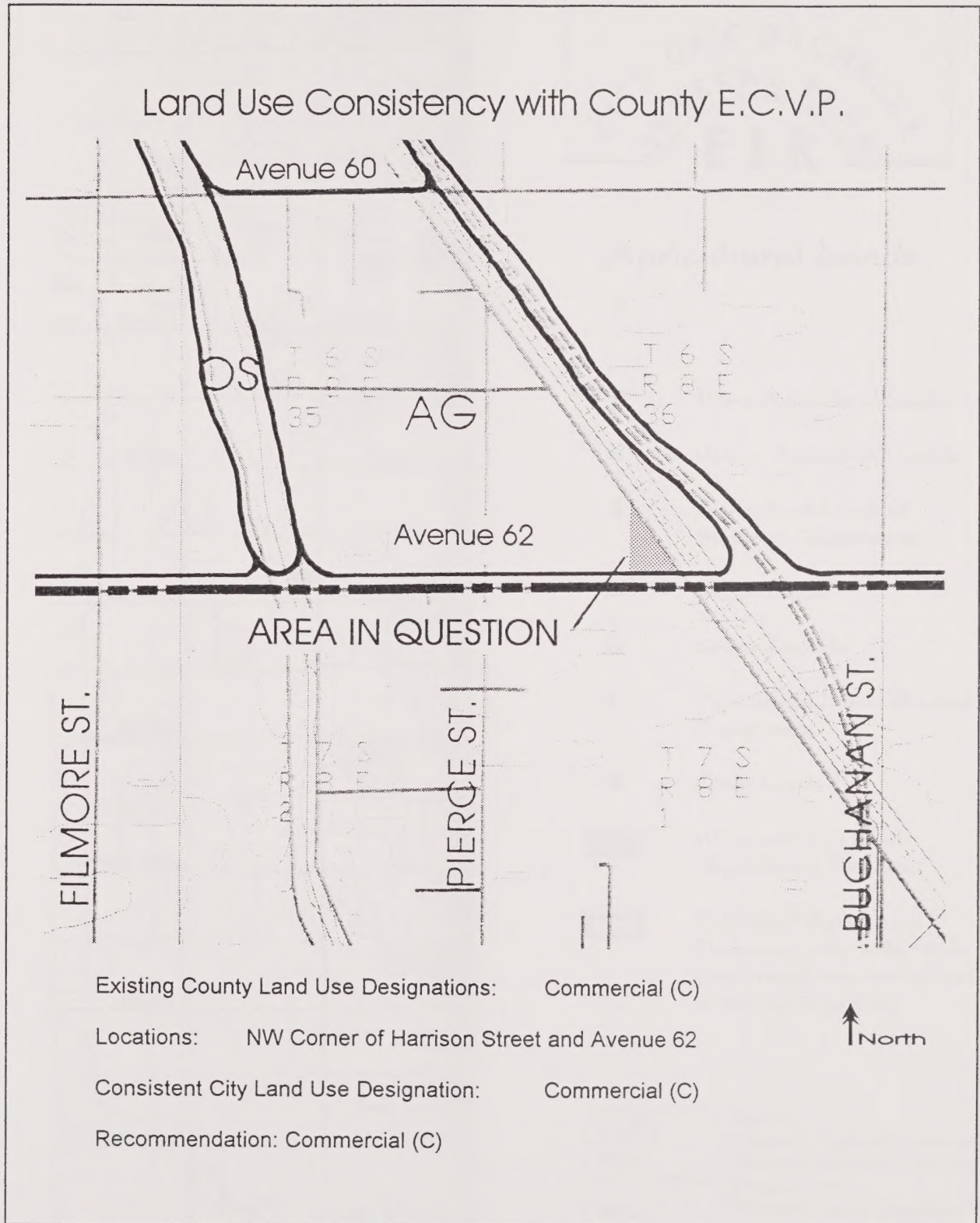
2B Residential, 2-5 du/ac

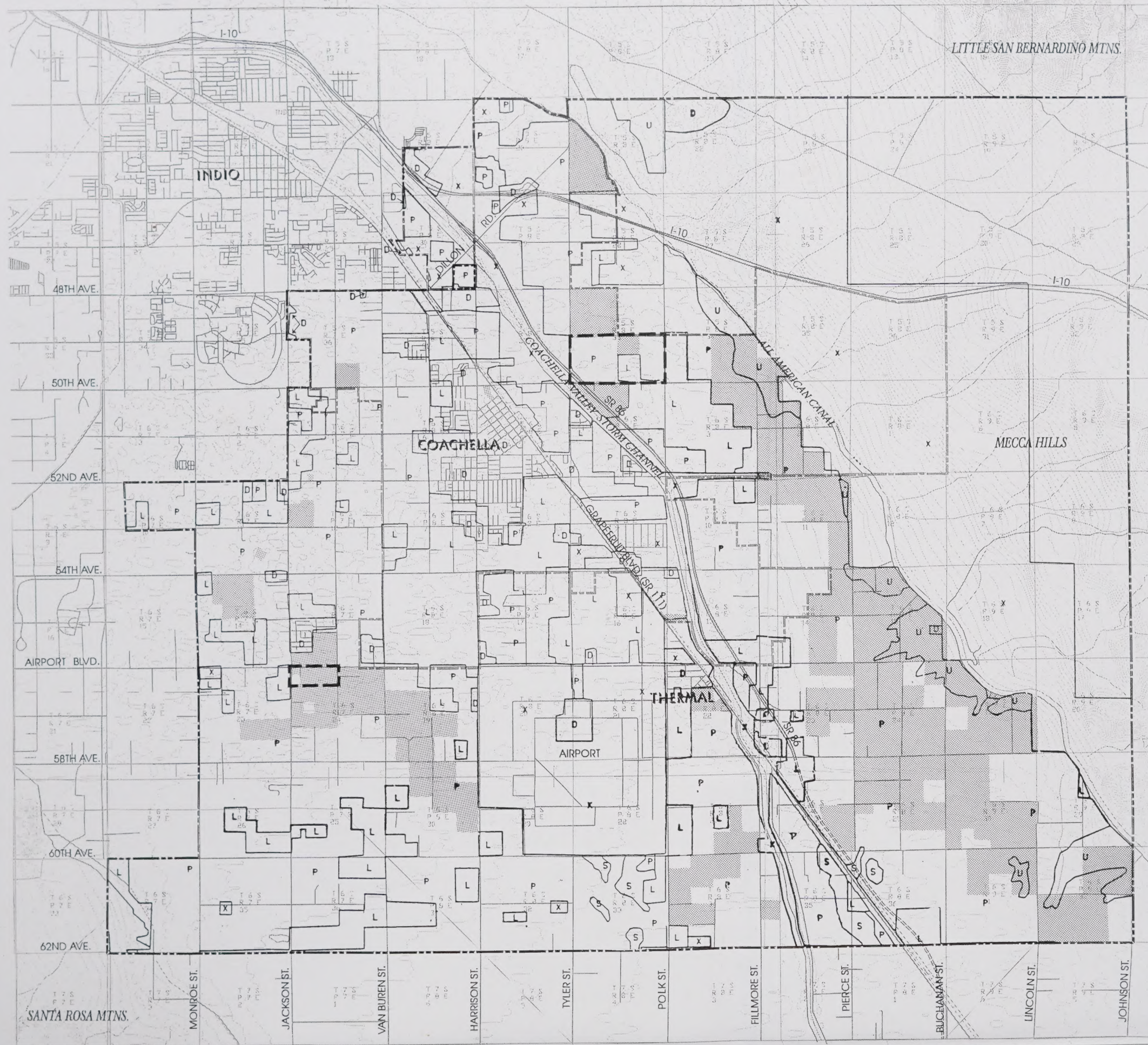
Locations: East of Jackson Street between Avenue 50 and Avenue 51; SW corner of Jackson Street and Avenue 54; and east of Jackson Street generally between Airport Blvd and Avenue 54

Consistent City Land Use Designation: Low Density Residential (LDR, 0-6 du/ac)

Recommendation: Low Density Residential (LDR)

Response to Letter HHHH, Exhibit 2 of 2





CITY OF COACHELLA
GENERAL PLAN
EIR

Agricultural Lands

- P** Prime Agricultural Lands
- U** Unique Agricultural Lands
- S** Agricultural Lands of Statewide Importance
- D** Urban Lands
- G** Grazing Lands
- L** Agricultural Lands of Local Importance
- X** Other Lands
- Williamson Act Lands "Agricultural Preserve"
- Additional Agricultural Preserves exists within these areas which were not locatable at the time of printing

	40 ac
	80 ac
	160 ac
	320 ac
	640 ac

Source:
California Dept. of Conservation,
Farmland Mapping & Monitoring
Program 1995.
Riverside County Assessors Office
City of Coachella

Feet

0 3000 6000 9000

Smith, Peroni & Fox, Planning Consultants, Inc.
225 S. Civic Dr. Suite 1-5 Palm Springs, CA 92262

Figure No. 3.1-6



LETTER IIII

IMPERIAL IRRIGATION DISTRICT

COACHELLA VALLEY POWER DIVISION
81-600 AVENUE 58 • P. O. BOX 1080 • LA QUINTA, CALIFORNIA 92253-1080
TELEPHONE (619) 398-5854 • FAX (619) 391-5999

IIDPD-DDC

April 24, 1997

Ms. Susan Williams
Director of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Re: Draft City of Coachella General Plan 2020, Environmental Impact Report (EIR)

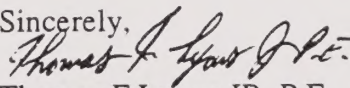
Thank you for the opportunity to review and provide input to this EIR. Our comments are listed below:

We agree with the applicant's statements on pages 206 and 208 in regards to providing electrical service to the area. However, we would like the electric rate of consumption (kWh/Yr.) in Tables 3.10-7 and 3.10-8 changed from 5,626.5 to 15,000 per dwelling unit. This is the average kWh per year consumption for homes in the Coachella Valley. This would change the Electrical Use in these Tables to the following:

	3.10-7 (Existing)		3.10-8 (Proposed)	
	<u>kWh/Yr.</u>	<u>kWh/Day</u>	<u>kWh/Yr.</u>	<u>kWh/Day</u>
4,166 DU	62,490,000	171,089		
1,181 DU	17,715,000	48,501		
40,280 DU			604,200,000	1,654,209
10,217 DU			153,255,000	419,589

The numbers shown in Table 5.1-2, page 14, would also change to reflect the new kWh/Yr. consumption. Also on page 14 of Table 5.1-2, please change "Southern California Edison" to Imperial Irrigation District."

If you have any questions regarding this matter, or if I can be of further assistance, please contact me at 398-5818 or John Salas at 398-5834.

Sincerely,

Thomas F. Lyons, JR., P.E.

TFL:nl

Response to Letter IIII

Response to comments from Thomas F. Lyons, P.E., Imperial Irrigation District, April 24, 1997

IIII-R1 Since electrical consumption is closely related to air quality and since the Southern California Air Quality Management District (SCAQMD) is the regional air quality agency responsible for the Coachella Valley, the electrical consumption figures used in the EIR for various land uses were developed using statistical information contained in the SCAQMD Air Quality Handbook. The Imperial Irrigation District's alternative figures for residential electrical consumption represent a more locally specific consumption rate and will be used to refine the SCAQMD figures. Consequently, the suggested revisions in the IID letter will be made. The EIR conclusion that increased energy demand would result in a local and cumulative significant unavoidable impact (Section 1.0, page 6 and Section 4.0, pages 1, 7) remains unchanged. The following revisions to the EIR are incorporated by reference:

Section 1.0, page 8

- **Energy (local and cumulative issue):** All feasible energy saving policies have been incorporated into the General Plan. Despite this, project implementation will result in a substantial increase in demand for gas and electricity and therefore, a significant unavoidable adverse impact on non-renewable energy resources.

Section 3.0, page 204

EIR Table 3.10-7
Natural Gas and Electrical Consumption - Existing Land Use (1996)

Land Use	Quantity	Units	Gas Rate (CF/Mo)	Elec. Rate (kWh/Yr)	Gas (CF/Mo)	Use (CF/Day)	Electrical (Kwh/Yr)	Use (Kwh/Day)
SF Residential	4,166	DU	6665.00	15000.00	27,766,390	912,243	62,490,000	171,088
MF Residential	1,181	DU	4012.00	15000.00	4,738,172	155,669	17,715,000	48,501
Commercial	5,466,600	SF	2.90	13.55	1,585,140	52,079	7,406,430	20,278
Industrial	1,191,700	SF	3.30	10.50	3,932,610	129,203	12,512,850	34,258
					Domestic Gas	1,067,912		
					Comm. Gas	181,281		
					Gas Total	1,249,193	Elec. Total	274,125

- Notes: 1. Natural gas and electric usage rates are from SCAQMD "CEQA Air Quality Handbook", 1993, except for residential electrical consumption rate of 15,000 kWh/Yr/DU provided by the Imperial Irrigation District on April 24, 1997.
2. Land use data provided by Smith, Peroni & Fox. Dated 5/13/96.

Section 3.0, page 207

EIR Table 3.10-8
Natural Gas and Electrical Consumption - Proposed General Plan

Land Use	Quantity	Units	Gas Rate (CF/Mo)	Elec. Rate (kWh/Yr)	Gas (CF/Mo)	Use (CF/Day)	Electrical (Kwh/Yr)	Use (Kwh/Day)
SF Residential	40,280	DU	6665.00	15000.00	268,466,200	8,820,245	604,200,000	1,654,209
MP Residential	10,217	DU	4012.00	15000.00	40,990,604	1,346,714	153,255,000	419,589
Motel	4,250	Occ.Rm.	2400.00	4975.00	10,200,000	335,113	21,143,750	57,888
General Office	89,300	SF	2.00	12.95	178,600	5,868	1,156,435	3,166
Commercial	10,289,000	SF	2.90	13.55	29,838,100	980,307	139,415,950	381,700
Industrial	50,983,000	SF	3.30	10.50	168,243,900	5,527,520	535,321,500	1,465,630
					Domestic Gas	10,166,959		
					Comm. Gas	6,848,808		
					Gas Total	17,015,767	Elec. Total	3,982,184

- Notes:
1. Natural gas and electric usage rates are from SCAQMD "CEQA Air Quality Handbook", 1993, except for residential electrical consumption rate of 15,000 kWh/Yr/DU provided by the Imperial Irrigation District on April 24, 1997.
 2. Land use data provided by Smith, Peroni & Fox. Dated 10/2/96. Assumes 500 SF/Motel Room.

Section 5.0, pages 9, 14

EIR Table 5.1-2
Alternatives Table, Air Quality Section, Natural Gas and Electric Section
(Revised Table attached)

Table 5.1-2
Comparison of Alternatives

Topic	Proposed Project	Alternative #1 Existing General Plans (No Project)	Alternative #2 Agricultural Preservation	Alternative #3 Mecca Hills Preservation	Alternative #4 25% Industrial Reduction	Alternative #5 Kohl Ranch
Air Quality	The project area at buildout is estimated to generate 87.8 tons/day of CO; 9.4 tons/day of VOC; 19.5 tons/day NOx; 1.8 tons/day SOx; and 3.2 tons/day PM10. Air quality control measures from the AQMP are incorporated into the General Plan. Despite these measures, General Plan implementation will result in exceedance of air quality standards.	Existing General Plans would generate an estimated 75.3 tons/day of CO; 8.1 tons/day of VOC; 16.7 tons/day of NOx; 1.5 tons/day of SOx; and 2.8 tons/day of PM10.	Would generate an estimated 69.1 tons/day of CO; 7.4 tons/day of VOC; 15.6 tons/day of NOx; 1.4 tons/day of SOx; and 2.5 tons/day of PM10.	Would generate an estimated 83.1 tons/day of CO; 8.9 tons/day of VOC; 18.4 tons/day of NOx; 1.7 tons/day of SOx; and 3.1 tons/day of PM10.	Would generate an estimated 82.2 tons/day of CO; 8.8 tons/day of VOC; 18.2 tons/day of NOx; 1.7 tons/day of SOx; and 3.0 tons/day of PM10.	Would generate an estimated 94.4 tons/day of CO; 10.1 tons/day of VOC; 21.0 tons/day of NOx; 1.9 tons/day of SOx; and 3.5 tons/day of PM10.

Topic	Proposed Project	Alternative #1 Existing General Plans (No Project)	Alternative #2 Agricultural Preservation	Alternative #3 Mecca Hills Preservation	Alternative #4 25% Industrial Reduction	Alternative #5 Kohl Ranch
Natural Gas and Electricity	Total electricity consumption at buildout is estimated to be 980,487,455 1,453,497,160 Kwh per year as compared to existing consumption of 49,969,960 100,055,625 Kwh per year. Natural gas consumption is estimated to be 6,210,754,955 cubic feet per year as compared to existing consumption of 455,935,445 cubic feet per year. Both Southern California Gas and Southern California Edison have indicated that they will be able to meet gas and electrical demands related to the project and will expand facilities as needed.	Buildout under existing General Plans will result in a total electrical consumption of 982,925,635 1,260,066,140 Kwh per year and total natural gas usage of 4,980,755,325 cubic feet per year. This alternative would create a greater demand for non-renewable energy resources than the project.	Energy consumption would be reduced to approximately 867,097,285 1,255,606,570 Kwh of electricity per year and 5,260,750,110 cubic feet of natural gas per year.	Energy consumption would be slightly lower than the project under this scenario with an estimated electrical demand of 936,579,445 1,336,282,155 Kwh per year, and a natural gas demand of 5,585,503,385 cubic feet per year. Energy consumption would be about 25 percent lower under this scenario.	Energy consumption would be lower than the project under this scenario. Total electrical consumption would be 846,840,800 1,319,850,585 Kwh per year, while natural gas consumption is estimated to be 5,706,602,355 cubic feet per year. This alternative would yield a slight reduction in natural gas consumption, and electrical consumption would decrease by about 20%.	Energy consumption would be higher than the project under this scenario. Total electrical consumption would be 1,066,958,145 1,560,828,330 while natural gas consumption is estimated to be 6,577,330,295 cubic feet per year.

Letter JJJJ: Deborah R. G. Cesario, Bowie, Arneson, Kadi, Wiles & Giannone, July 15, 1997

Item	Location	Project	Project Description	Project Status	Project Date	Project Cost
1	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
2	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
3	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
4	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
5	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
6	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
7	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
8	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
9	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
10	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley

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3	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
4	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
5	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
6	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
7	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
8	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
9	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley	Coachella Valley
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Table 5.1-2
Comparison of Alternatives

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Natural Gas and Electricity	Total electricity consumption at buildout is estimated to be 986,447,455 1,453,497,160 Kwh per year as compared to existing consumption of 49,969,966 100,055,625 Kwh per year. Natural gas consumption is estimated to be 6,210,754,955 cubic feet per year as compared to existing consumption of 455,935,445 cubic feet per year. Both Southern California Gas and Southern California Edison Imperial Irrigation District have indicated that they will be able to meet gas and electrical demands related to the project and will expend facilities as needed.	Buildout under existing General Plans will result in a total electrical consumption of 982,925,635 1,260,066,140 Kwh per year and total natural gas usage of 4,980,755,325 cubic feet per year. This alternative would create a greater demand for non-renewable energy resources than the project.	Energy consumption would be reduced to approximately 667,097,245 1,255,606,570 Kwh of electricity per year and 5,260,750,110 cubic feet of natural gas per year.	Energy consumption would be slightly lower than the project under this scenario with an estimated electrical demand of 936,539,445 1,336,282,155 Kwh per year, and a natural gas demand of 5,585,503,385 cubic feet per year. Energy consumption would be about 25 percent lower under this scenario.	Energy consumption would be lower than the project under this scenario. Total electrical consumption would be 646,440,886 1,318,850,585 Kwh per year, while natural gas consumption is estimated to be 5,706,602,355 cubic feet per year. This alternative would yield a slight reduction in natural gas consumption, and electrical consumption would decrease by about 20%.	Energy consumption would be higher than the project under this scenario. Total electrical consumption would be 4,066,956,145 1,560,878,330 while natural gas consumption is estimated to be 6,577,330,295 cubic feet per year.

Table 1

Table 1: Summary of data

Variable	Mean	Standard Deviation	Minimum	Maximum	Skewness	Kurtosis
Variable 1	1.23	0.45	0.00	2.50	0.12	3.00
Variable 2	1.56	0.67	0.00	3.00	0.25	3.15
Variable 3	1.89	0.89	0.00	3.50	0.38	3.30
Variable 4	2.22	1.11	0.00	4.00	0.50	3.45
Variable 5	2.55	1.33	0.00	4.50	0.62	3.60
Variable 6	2.88	1.55	0.00	5.00	0.75	3.75
Variable 7	3.21	1.77	0.00	5.50	0.88	3.90
Variable 8	3.54	1.99	0.00	6.00	1.00	4.05
Variable 9	3.87	2.21	0.00	6.50	1.12	4.20
Variable 10	4.20	2.43	0.00	7.00	1.25	4.35

Variable	Mean	Standard Deviation	Minimum	Maximum	Skewness	Kurtosis
Variable 11	4.53	2.65	0.00	7.50	1.38	4.50
Variable 12	4.86	2.87	0.00	8.00	1.50	4.65
Variable 13	5.19	3.09	0.00	8.50	1.62	4.80
Variable 14	5.52	3.31	0.00	9.00	1.75	4.95
Variable 15	5.85	3.53	0.00	9.50	1.88	5.10
Variable 16	6.18	3.75	0.00	10.00	2.00	5.25
Variable 17	6.51	3.97	0.00	10.50	2.12	5.40
Variable 18	6.84	4.19	0.00	11.00	2.25	5.55
Variable 19	7.17	4.41	0.00	11.50	2.38	5.70
Variable 20	7.50	4.63	0.00	12.00	2.50	5.85

LETTER JJJJ

BOWIE, ARNESON, KADI, WILES & GIANNONE

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
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RESPOND TO NEWPORT BEACH
REF. OUR FILE

3033.40

July 15, 1997

* A PROFESSIONAL CORPORATION

Via Facsimile/U.S. Mail

Ms. Susan Williams, Planning Director
City of Coachella
1515 6th Street
Coachella, CA 92236

Re: City of Coachella General Plan 2020 and the Related Environmental
Impact Report (SCH #96071011)

Dear Ms. Williams:

This firm represents the Coachella Valley Unified School District ("District"). We are submitting this letter on behalf of the District in response to the proposed comprehensive General Plan 2020 ("General Plan") for the City of Coachella ("City") and the related Draft Environmental Impact Report ("EIR") (collectively, "Project"). The General Plan, as well as mitigation measures and monitoring program of the EIR, need to include appropriate measures to ensure that significant adverse impacts on the school facilities of the District resulting from approval and implementation of the General Plan will be mitigated. The implementation measures requested to be included in the General Plan are set forth in Exhibit "A", attached hereto and incorporated herein by reference. The mitigation measures requested to be included in the EIR are set forth in Exhibit "B", attached hereto and incorporated herein by reference.

We believe the General Plan and EIR without inclusion of these measures are legally deficient. Consequently, the following comments are being submitted in support of these conclusions and the inclusion of these measures in the General Plan and EIR.

1. General Plan.

The General Plan states that one of its "Goals" is that the "City shall encourage a high quality of educational, governmental and community service facilities." [General Plan, Page 101.] However, absent the designation of specific implementation measures to fund the required significant number of additional school facilities to meet the needs created by development resulting from approval of the General Plan and EIR, this goal will not be achieved. In such

JJJJ-C1

BOWIE, ARNESON, KADI, WILES & GIANNONE

Ms. Susan Williams
City of Coachella
July 15, 1997
Page 2

event, the residents of the City will be forced to face a future of overcrowded grade K-12 school facilities of the District and possible increases in their taxes not to fund their area school facility needs, but unfunded needs resulting from additional residential development. The District respectfully requests that the suggested language, as set forth in Exhibit "A", be incorporated as part of the General Plan and be implemented on a case by case basis as a condition for any legislative approval of additional residential development within the City.

JJJJ-C1

2. Environmental Impact Report.

Absent inclusion of the measures set forth in Exhibits "A" and "B", certification of the EIR is not legally permissible. Approval of the revised General Plan will generate more new students than the District is presently able to house, which constitutes a significant adverse impact to the school facilities of the District, and which the California Environmental Quality Act ("CEQA", Public Resources Code Section 21000 et seq.) requires to be mitigated to a level of insignificance.

JJJJ-C2

As acknowledged in the General Plan on page 93, and in the EIR on page 215, the District lacks existing capacity to serve its existing students. Current capacity of the District's school facilities is woefully inadequate. Utilizing the District's current average student generation rate ("SGR") of 1.24¹, rather than the 1.11 students per dwelling unit ("DU"), as indicated in the EIR, there is a potential to generate 58,661 [1.24 SGR x 47,307²] additional students at build out. The EIR on page 215 recognizes that at build out, adequate school services could not be provided to serve project development, even at the underestimated figures in the current draft EIR and General Plan. Consequently, the negative existing impacts will be substantially greater than the EIR presently anticipates.

JJJJ-C3

The District projects that due to continued growth, there is a need for at least three (3) additional new elementary schools over the next six years. This is in addition to the need to expand existing junior and high school facilities which have a current enrollment in excess of their original design capacity. Therefore, unless new grade K-12 school facilities are constructed on a timely basis to meet the needs of the students generated from the Project, the District and its school facilities will experience a significant adverse environmental impact, which equates to a significant adverse impact upon the City and its constituents from the approval of the proposed General Plan.

JJJJ-C4

¹Source: County of Riverside Mitigation Plan for Coachella Valley Unified School District, prepared April 1995, revised 9/95 and 4/96, page 6.

²Source: EIR, page 216, footnote 4 - number of single and multi family detached units within the District's boundaries at build out.

BOWIE, ARNESON, KADI, WILES & GIANNONE

Ms. Susan Williams

City of Coachella

July 15, 1997

Page 3

In this regard, the District has determined that its total funding requirement for grade K-12 school facilities necessary to only partially mitigate both direct and cumulative impacts to the District and its school facilities may be reasonably accomplished by utilizing a decreasing mitigation payment schedule as shown below and which is based on unit size of the proposed housing product³:

<u>Category</u>	<u>Unit Size/Project</u>	<u>Amount*</u>
1	Statutory Deferred Low & Moderate Income Housing (Statutory School Fees)	\$1.84/sq. ft.
2	0 - 800 Sq. Ft.	\$1,376
3	801 - 1,200 Sq. Ft.	\$4,565
4	1,201 - 2,000 Sq. Ft.	\$6,000
5	2,000 - 2,400 Sq. Ft.	\$7,200
6	2,400 Sq. Ft. & greater	\$9,000

JJJJ-C5

*Subject to escalation by the Mitchell & Swift Class D Index annually.

However, the cost per DU to fully mitigate additional development is \$16,352⁴. By multiplying the number of DUs within the District's boundaries at the time of build out which is 47,307 DUs as specified in the proposed General Plan, by the District's estimated impact cost per DU of \$16,352 you get an impact of \$773,564,064. If you multiply 47,307 DUs by the mitigation payment schedule amount of \$4,565⁵ cost for the average size DU, then the impact on District's school facilities resulting from build out under the General Plan using the mitigation payment schedule is \$215,956,455. The District, in establishing the mitigation payment

³Source: County of Riverside Mitigation Plan for Coachella Valley Unified School District, prepared April 1995, revised 9/95 and 4/96, page 14, Table 1.

⁴Source: Development Fee Justification Analysis for Residential Development, Commercial/Industrial Development and Senior Housing Prepared for Coachella Valley Unified School District, dated December 1993, Page 80.

⁵The average cumulative square feet of a DU within the District is estimated to be 1,135. Source: Development Fee Justification Analysis for Residential Development, Commercial/Industrial Development and Senior Housing Prepared for Coachella Valley Unified School District, dated December 1993, Page 81.

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schedule, assumed partial State funding and the period of buildout of the General Plan. The amount funded by new development could be less if K-2 or more, class size reduction is fully implemented.

JJJJ-C5

It should be noted that the EIR fails to adequately identify, let alone address, these significant adverse direct and cumulative impacts to the District's K-12 school facilities. Under the provisions of CEQA, if a significant adverse environmental impact is found to be caused by a project, the environmental review document is required to describe measures which could reduce or minimize such significant adverse environmental impacts. [CEQA Guidelines Section 15126.] In addition to properly identifying impacts, the EIR also must include a discussion which specifically identifies and focuses on alternatives which would feasibly satisfy the basic objectives of the Project, but would avoid or substantially lessen the significant adverse effects of the Project. The EIR also must identify and provide specific, concrete mitigation measures relative to the District which will lessen the impact of the Project below a level of significance. [CEQA Guidelines Section 15126(c).] A mitigation and monitoring program to ensure implementation of the specified mitigation measures also is required to be included in the EIR.

JJJJ-C6

3. Inadequacy of Statutory School Fees to Fund New School Facilities.

The District currently is authorized to levy school facilities fees ("Statutory School Fees"), pursuant to Government Code Section 53080, in the amount of \$1.84 per square foot. Based on an average 1,135 square foot per DU, the District will collect only \$2,088 per DU, which is merely 13% of the District's currently estimated school facilities cost per DU of \$16,352. It is evident that the Statutory School Fees will not provide the District with the funds required to adequately house the students generated by population growth within the City, and the omission of discussion of these identifiable impacts is apparent from the EIR. Statutory School Fees are an estimated 13% of the cost of providing adequate K-12 school facilities mitigation.

JJJJ-C7

Unfunded school facilities result in a substantial physical adverse environmental impact to the District. School districts have a statutory mandate to educate the students within its jurisdiction. If the District is required to educate students without an assured source of funds and without available capacity, policies underlying the enactment of CEQA are undermined, including the policy to consider critical thresholds for the health and safety of the people of California [Public Resources Code Section 21000(d)]. Expressions of legislative policy should be considered in acting upon general plans and amendments thereto. [*Schaeffer Land Trust v. San Jose City Council* (1989) 215 Cal.App.3d 612, 263 Cal.Rptr. 813.] If new housing is to be approved without adequate school facilities to accommodate new development, the entire existing community is degraded.

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4. Inadequacy of General Plan Policies and Implementation Measure Relating to School Facilities.

We note that the General Plan's policies relating to school facilities in the "Infrastructure and Public Services Element" provide as follows: (1) *"the City will coordinate with the school districts to provide an adequate number of elementary, middle, and high schools"*; and (2) *"the City shall require the dedication of real property, pursuant to the master plan of the applicable school district, for the provision of necessary public educational facilities."* [General Plan, page 101.] The implementation measure in the General Plan to implement these policies states that the "City shall promote the provision of adequate educational . . . facilities in Coachella." As helpful as coordinating discussion with new development is, these policies and implementation measures, however, do not provide for funding of schools facilities to meet the needs of new development. The measures mentioned in the EIR, are not mitigation measures in the General Plan. Without adequate available funding sources there is still a potential that facilities and resources may not be available to serve school needs of a growing population. [EIR, page 216]. "Consequently, until funding sources are identified, school impacts are considered a significant, unavoidable adverse impact." [EIR, page 216.] We would, therefore, request that the suggested implementation measure be included in the General Plan as is set forth in Exhibit "A". We further request that the third policy contained in the Infrastructure and Public Services Element on page 101 of the General Plan be revised as follows:

Policy

~~The City shall require the dedication of real property, based on the master plan of the applicable school district, for the provision of necessary public educational facilities. Development fees may be required in addition to or as a substitution for this requirement. The City shall require that the school facilities be available concurrent with the occurrence of development. This would require that such development must assure funding to the District to ensure that adequate funding is available to provide school facilities and services that meet the needs of existing and new development areas so that the demand for school facilities and services does not exceed the ability to provide and maintain such facilities and services. Necessary facility improvements should precede or be coordinated with future development.~~

General Plan Consistency

In addition to CEQA, the General Plan must comply with Government Code Section 65300.5 which requires that "the general plan and elements and parts thereof comprise an

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integrated, internally consistent and compatible statement of policies." Provisions of the Infrastructure and Public Facilities and Services Element of the General Plan only require an adequate number of school facilities. [See *Murrieta Valley Unified School District v. County of Riverside* (1991) 228 Cal.App.3d 1212, 279 Cal.Rptr. 421.] As such, the City's General Plan is internally inconsistent, because the General Plan does not ensure adequate funding which is necessary to provide adequate school facilities.

JJJJ-C9

5. State Funding Cannot Be Assured for New School Facilities.

In the past, the State has provided supplemental funding to Statutory School Fees. However, the state-wide need for school facilities far exceeds the ability of the State to fund such needs. It is currently estimated that there is a backlog of billions of dollars in unfunded school facilities needs state-wide. Accordingly, the State is not a reliable source of alternate funding for the school facilities needs of the District and in most instances requires an up front deposit of 50% of the cost of school facilities before State Funding is committed to a school district.

JJJJ-10

With respect to general obligation bond measures, Proposition 170, which was on the ballot in November of 1993, would have lowered the vote required to pass a school district general obligation bond measure from two-thirds to a simple majority. However, Proposition 170 failed, and a two-thirds majority is still required in order to pass a general obligation bond measure within the District. Therefore, the District cannot rely on the passage of a general obligation bond measure to make-up the shortfall in school facilities needs resulting from this Project and other projects within the District.

6. The EIR Analysis Is Deficient.

The EIR Fails to Provide for Legally Sufficient Mitigation of School Facilities Impacts.

The EIR fails to provide for a mitigation measure to ensure adequate funding for school facilities to make up the enormous shortfall in school facilities funding caused by new development. The EIR on page 216 only states that "[d]espite the policy mitigation contained in the General Plan, without adequate available funding sources there is still the potential that facilities and resources may not be available to serve the school needs of a growing population. Consequently, until funding sources are identified, school impacts are considered a significant, unavoidable adverse impact." Therefore, the EIR fails to satisfy the requirement under the CEQA that significant impacts from a project be mitigated to a level of insignificance. (Public Resources Code Sections 21002, 21002.1, and 21081; Title 14, California Code of Regulations, Section 15092). Accordingly, the City cannot approve its General Plan and certify the EIR absent the provision of additional school mitigation measures which specifically provide for funding to make up the identified shortfall.

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Traffic and Circulation Impacts

The EIR further fails to discuss the impacts upon traffic and circulation which would result from the Project in the event that the District is unable to construct on a timely basis the School Facilities necessary to accommodate students generated resulting from approval of the Project. The District does not have sufficient funds, nor are sufficient funds otherwise available, to construct the school facilities necessary for the Project. The City must therefore discuss the impacts upon transportation and circulation which will result from additional bus and automobile trips. The need to transport students on a daily basis to and from schools located a substantial distance away is a significant impact which also must be discussed and mitigated. These trips would involve both busses and parents transporting their own children. Such significant environmental impacts also must be mitigated to a level of insignificance prior to any approval by the City.

JJJJ-C1

Human Health and Risk of Upset

The EIR also does not discuss the environmental impacts related to human health and safety related environmental impacts resulting from the Project in the event that the school facilities required by the District as a part of the Project are not concurrently constructed due to lack of resources being available to the District.

The EIR does not recognize that school facilities are utilized as emergency disaster centers and as civic centers under Section 40040 *et seq.* of the Education Code. In the event of an earthquake or other disaster, the school facilities would operate as emergency disaster centers. If a disaster should occur, such as an earthquake, the residents of the City would be unable to travel to other emergency disaster centers outside the area due to the destruction resulting from such disaster. The EIR does not discuss the significant effects from such impacts and any possible mitigation resulting from the failure to provide for emergency disaster centers or centers for civic activities as contemplated by such statutory provisions. These impacts must be mitigated to a level of insignificance prior to any approval by the City. These must also be reviewed together with cumulative impacts of other future developments.

JJJJ-C1

In addition, the EIR does not adequately discuss the environmental impacts which result from overcrowding of school facilities should school facilities not be concurrently constructed. Increased class sizes, as well as the number of students on a particular school site, will undoubtedly have significant environmental impacts due to increased health and safety risks. Apart from reducing the size of playgrounds to accommodate interim portable classrooms and affecting the physical health and training of the students, there is an increased exposure to transmittable diseases, such as tuberculosis, which will be more easily transmitted when class size and/or the number of students at a particular school site is increased. Moreover, fire safety is

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also jeopardized in these situations as an increased number of students in any given location will make it more difficult to evacuate classrooms, pods of classrooms or an entire school complex in the event of a fire or other emergency.

JJJJ-C14

Each of these environmental impacts are significant; however, such impacts are not discussed in the EIR. Accordingly, the EIR must discuss such health and safety impacts and propose concrete mitigation measures to mitigate such significant impacts.

JJJJ-C15

7. Necessary Findings under CEQA

Public Resources Code Section 21081 states that "no public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects . . . unless the public agency makes one, or more, of the following findings:

- (a) that changes have been made which mitigate or avoid the significant effects;
- (b) that the necessary mitigation measures are within the responsibility and jurisdiction of another public agency; or
- (c) that specific economic, legal, social, technological or other considerations make infeasible the mitigation measures." [Public Resources Code Section 21081.]

JJJJ-C1

It is not factually or legally possible for the City to make any of the above three findings.⁶ With regard to the first possible finding, the implementation measure for school facilities does not, as currently proposed, adequately mitigate such impacts. With regard to the second possible finding, CEQA Guidelines Section 15091 provides that such finding cannot be made if the agency making the finding has *concurrent* jurisdiction to impose the mitigation measure. [CEQA Guidelines Section 15091(c).] Accordingly, since the City has jurisdiction with regard to school facility and health/safety mitigation to deny legislative approvals of new development in the absence of adequate school facilities, the City cannot make this second finding. As to the third finding, there is no substantial evidence before the City that the mitigation proposed by the District requiring full mitigation of school facility impacts by requiring adequate funding (as well

⁶ In order to make any of these three findings, the discussion in CEQA Guidelines Section 15091 requires that the City: (1) make the ultimate finding called for in the statute; (2) that the finding must be supported by substantial evidence in the record; and (3) an explanation must be present to supply the logical step between the ultimate finding and the facts in the record.

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as the other impacts discussed above) is infeasible on the basis of economic, legal, social, technological or other considerations. The decisions of *Mira Development Corp. v. City of San Diego* (1988) 205 Cal.App.3d 1201, 252 Cal.Rptr. 825; *William S. Hart Union High School District v. Regional Planning Commission* (1991) 226 Cal.App.3d 1612, 277 Cal.Rptr. 645; and *Murrieta Valley Unified School District v. City of Riverside* (1991) 228 Cal.App.3d 1212, 279 Cal.Rptr. 421, authorize the City to consider the adequacy of school facilities in considering legislative actions.

JJJJ-C16

8. Request for Notice

On behalf of the District, we have requested that copies of all notices and other documents mailed or distributed relative to this matter and any legislative approvals of further new development including amendments to any proposed legislative act or determination -- relating to school facility impacts on school facilities of the District be furnished to the District at its office, located at 87-225 Church Street, Post Office Box 847, Thermal, California, 92274; and to our offices to the attention of Alexander Bowie. If there are any fees or charges required for the provision of such notices, please provide our office with an invoice for such costs and which we will pay. This request for notice specifically includes, but is not limited to, notices of all hearings, proposed actions to be taken with regard to the developmental process, requests for information, draft environmental documents, staff reports or commentaries, and, in particular, any draft, responses to, or final EIR prepared, furnished or filed with regard to this matter pursuant to CEQA and copies of all Planning Commission and City Council Agendas where this matter will be calendared.

JJJJ-C17

9. Conclusion.

Based on the current language in the General Plan and EIR relating to schools, the City's stated goal of high quality educational facilities and its policy to provide an adequate number of elementary, middle, and high schools, cannot be achieved. Consequently, students residing within the City will be forced to attend overcrowded schools. Accordingly, we request that the City adopt the changes to the third policy in the Infrastructure and Public Services Element, implementation measure in the General Plan and mitigation measures in the EIR recommended by the District in order that all students in the City can be assured of a quality education starting with adequate schools concurrent with development.

JJJJ-C18

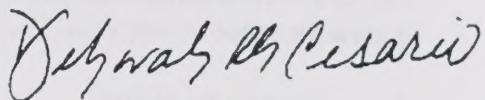
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We would be pleased to provide the City with any additional information it may require.

Very truly yours,

BOWIE, ARNESON, KADI,
WILES & GIANNONE

By: 
Deborah R.G. Cesario

cc: Dr. Colleen Gaines, Coachella Valley Unified School District
Mike Keebler, Coachella Valley Unified School District
Elsa Esqueda, Coachella Valley Unified School District
Alexander Bowie, Esq.
Arto J. Nuutinen, Esq.

EXHIBIT "A"

SCHOOL FACILITY IMPLEMENTATION MEASURE

"Prior to City of Coachella ("City") approval of any legislative or discretionary residential development application or determination of satisfaction of a previously established condition as a legislative act ("Development Application") within the Coachella Valley Unified School District's ("District") portion of the City, the City shall require each applicant to obtain a Certificate of Exemption or Certificate of Compliance which requires the applicant/landowner ("Applicant") to execute a School Facilities Funding and Mitigation Agreement substantially in the form of the School Facilities and Mitigation Agreement between Coachella Valley Unified School District and Dr. Raymon H. Brown, recorded on June 12, 1996, by the Riverside County Recorder's Office as instrument number 215800, which is incorporated herein by reference.

A Certificate of Compliance will be issued by the District only after the Applicant has executed a School Facilities Funding and Mitigation Agreement, agreeing to pay the specified mitigation payment or acquiescing to the formation of a Community Facilities District. A Certificate of Exemption shall be issued solely at the discretion of the District and only when, after analyzing the project, the District determines that the Applicant should not be required to execute a School Facilities Funding and Mitigation Agreement."

EXHIBIT "B"

SCHOOL FACILITIES MITIGATION MEASURE

"Impacts from approvals of residential projects by the City of Coachella ("City") to the extent provided for in General Plan 2020 and required by the provisions of General Plan 2020 will significantly impact the school facilities of the Coachella Valley Unified School District ("District"). This determination was made in the related EIR SCH #96071011. These impacts cannot be fully mitigated by payment of school facilities fees ("Statutory School Fees") pursuant to Government Code Sections 53080 *et seq.* and 65995 *et seq.*, at the time of building permit issuance. Therefore, in order to fully mitigate impacts to the District's school facilities caused by new development, the applicant/landowner ("Applicant"), prior to City approval of legislative or discretionary residential development application or determination of satisfaction of a previously established condition as a legislative act ("Development Application") within the District portion of the City, the City shall require each applicant to obtain a Certificate of Exemption or Certificate of Compliance which requires the Applicant to execute a School Facilities Funding and Mitigation Agreement substantially in the form of the School Facilities and Mitigation Agreement between Coachella Valley Unified School District and Dr. Raymon H. Brown, recorded on June 12, 1996, by the Riverside County Recorder's office as instrument number 215800 which is incorporated herein by reference.

A Certificate of Compliance will be issued by the District only after the Applicant has executed a School Facilities Funding and Mitigation Agreement, agreeing to pay the specified mitigation payment or acquiescing to the formation of a Community Facilities District. A Certificate of Exemption shall be issued solely at the discretion of the District and only when, after analyzing the project, the District determines that the Applicant should not be required to execute a School Facilities Funding and Mitigation Agreement."

Response to comments from Deborah R. G. Cesario, Bowie, Arneson, Kadi, Wiles & Giannone, July 15, 1997

JJJJ-R1

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Response to Letter JJJJ

Response to comments from Deborah R. G. Cesario, Bowie, Ameson, Kadi, Wiles & Giannone, July 15, 1997.

JJJJ-R1: General Response

The central theme of the letter submitted by Ms. Cesario on behalf of the Coachella Valley Unified School District ("District") is that District schools are overcrowded, and new development should bear the cost of alleviating that overcrowding. The District requests that the General Plan be amended to add a requirement that all new residential development either pay a fee in an amount to be determined by the District, or acquiesce in the formation of a Community Facilities District.

The EIR, pages 214-215, acknowledges that many schools serving the City are overcrowded, and that without appropriate measures to ensure that future school facilities are adequately funded, the District will not be able to meet future student needs.

Policies contained in the General Plan, including those set forth on page 216 of the EIR, are designed to mitigate potential impact to the District. Nevertheless, as concluded on page 216 of the EIR, without adequate available funding sources there is still the potential that facilities and resources may not be available to serve the school needs of a growing population. "Consequently, until funding sources are identified, school impacts are considered a significant, unavoidable adverse impact."

Note that overcrowding of the schools is caused by or a result of several factors, not just new residential development:

- Low income households requiring multiple salaries to meet expenses, hence, multiple families in a single unit.
- Large, young families. The 1997 State Dept. of Finance population per household in Coachella is 4.63 compared with approximately 2.87 for the County of Riverside and 2.65 for the Coachella Valley.
- Undocumented population looking for reasonable housing prices.
- Lack of reasonable housing in neighboring jurisdictions resulting in large numbers of low income households in Coachella.
- Seasonal population to meet the need for farm workers.
- Illegal housing units. Coachella is currently in litigation with 7 illegally established trailer parks.

As noted in the EIR, current funding for new school facilities is in the form of Statutory School Fees, presently set at \$1.92 per square foot of new residential development, and collection of fees for residential general plan amendments based upon a mitigation plan being developed by the District for adoption by the City.

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The current school fee of \$1.92 per square foot equals \$2,400 for a three bedroom unit built to the minimum size allowed of 1,250 square feet. The current school fee of \$240 requires an additional payment of \$20.00 per month (30 year fixed rate, 10% mortgage) and would require additional monthly household income of \$80.00 to qualify for the same house. Median income in Coachella in 1994 was \$23, 218 or \$1,935.00 per month. The school fee represents 4.1% of the entire monthly median household income. The addition of increased school fees above this amount would prove to be a serious hardship for the residents of Coachella.

The addition of a housing mitigation fee above the currently required \$1.92 per square foot would effectively shut out the remaining households from new housing. The District alleges that the cost to provide school facilities per dwelling unit is \$16,352. The addition of \$16,352 to a mortgage would require additional payments of \$136.00 per month (30 year fixed rate, 10% mortgage) and would require additional monthly household income of \$544.00 to qualify for the same house. Median income in Coachella in 1994 was \$23,218 per year or \$1,935.00 per month. The school fee would represent 28% of the entire median household income or more than the total amount of income which is normally considered affordable for a household to spend for housing, leaving no income available to pay for anything more than the school fee.

Given the lower incomes in the city, and the market price of home in the city, payment of the mitigation fee requested by the District would drive the cost of new homes out of the market. Thus, the proposed mitigation measure would effectively halt all residential development in the city.

Further, the proposed mitigation measure would transfer control over new residential development to the District. Unless the developer pays whatever fee the District demands, the District would have the right to deny approval of the project. Control over new residential development in the city rests properly with the City, not the District.

Because the City believes that the adoption of the requirement proposed by the District would drive the cost of housing out of the reach for the majority of Coachella residents and would therefore effectively halt all residential development in the city, thereby preventing the attainment of the policies set for the Land Use and Housing Elements regarding providing adequate housing for all residents and providing for the orderly growth of the city, the City rejects the recommended mitigation measure as infeasible.

Finally, note the "Project" analyzed in the EIR is a general plan, providing for the orderly growth and development of the city. No residential projects are being approved with the approval of this Project. As actual residential developments are proposed and reviewed for approval, those projects will have to address the impacts on schools. Further, the City will work with the District to ensure that an adequate number of schools are provided, and coordinate with the school districts in the assessment of the impacts of new development on the existing public educational facilities, as set forth on page 101 of the General Plan and on page 216 of the EIR. As the District continues to develop the school mitigation plan that is currently being prepared, the city will consider whether some level of school fees beyond the currently required \$1.92 per square foot is justified, and/or whether the proposed language regarding acquiescing in the formation of a Community Facilities District should be imposed on new residential developments. The impacts of such a requirement have not yet been fully developed or analyzed by the District or City and require further review.

The first of these is the fact that the system is not a simple one. It is a complex system, and the complexity is not only in the number of components, but also in the way they are connected. The second is the fact that the system is not a static one. It is a dynamic system, and the dynamics are not only in the way the components change, but also in the way they interact with each other. The third is the fact that the system is not a linear one. It is a non-linear system, and the non-linearity is not only in the way the components behave, but also in the way they interact with each other.

The fourth is the fact that the system is not a deterministic one. It is a stochastic system, and the stochasticity is not only in the way the components behave, but also in the way they interact with each other. The fifth is the fact that the system is not a simple one. It is a complex system, and the complexity is not only in the number of components, but also in the way they are connected. The sixth is the fact that the system is not a static one. It is a dynamic system, and the dynamics are not only in the way the components change, but also in the way they interact with each other. The seventh is the fact that the system is not a linear one. It is a non-linear system, and the non-linearity is not only in the way the components behave, but also in the way they interact with each other.

The eighth is the fact that the system is not a deterministic one. It is a stochastic system, and the stochasticity is not only in the way the components behave, but also in the way they interact with each other. The ninth is the fact that the system is not a simple one. It is a complex system, and the complexity is not only in the number of components, but also in the way they are connected. The tenth is the fact that the system is not a static one. It is a dynamic system, and the dynamics are not only in the way the components change, but also in the way they interact with each other.

The eleventh is the fact that the system is not a linear one. It is a non-linear system, and the non-linearity is not only in the way the components behave, but also in the way they interact with each other. The twelfth is the fact that the system is not a deterministic one. It is a stochastic system, and the stochasticity is not only in the way the components behave, but also in the way they interact with each other. The thirteenth is the fact that the system is not a simple one. It is a complex system, and the complexity is not only in the number of components, but also in the way they are connected.

The fourteenth is the fact that the system is not a static one. It is a dynamic system, and the dynamics are not only in the way the components change, but also in the way they interact with each other. The fifteenth is the fact that the system is not a linear one. It is a non-linear system, and the non-linearity is not only in the way the components behave, but also in the way they interact with each other. The sixteenth is the fact that the system is not a deterministic one. It is a stochastic system, and the stochasticity is not only in the way the components behave, but also in the way they interact with each other.

The seventeenth is the fact that the system is not a simple one. It is a complex system, and the complexity is not only in the number of components, but also in the way they are connected. The eighteenth is the fact that the system is not a static one. It is a dynamic system, and the dynamics are not only in the way the components change, but also in the way they interact with each other. The nineteenth is the fact that the system is not a linear one. It is a non-linear system, and the non-linearity is not only in the way the components behave, but also in the way they interact with each other. The twentieth is the fact that the system is not a deterministic one. It is a stochastic system, and the stochasticity is not only in the way the components behave, but also in the way they interact with each other.

JJJJ-R2

The comment is wrong as a matter of law. CEQA does not require that adverse impacts be mitigated to a level of insignificance. Rather, CEQA requires that the EIR identify the significant impacts, identify feasible mitigation measures and alternatives that would mitigate those significant impacts to a level of insignificance and explain why any mitigation measures are not imposed. That has been done in the EIR, including this response to comments. If the project would create one or more significant impacts that cannot be mitigated to a level of insignificance, the project can still be approved, but only if the decision maker balances the benefits of the proposed project against its unavoidable environmental risks, and makes certain required findings. CEQA Guidelines Section 15092, 15093. Because the EIR concludes that implementation of the General Plan will result in certain significant impacts that cannot be mitigated to a level of insignificance, the General Plan can only be approved if the findings required by Public Resources Code Section 21081 and Guidelines Sections 15092 and 15093 are made.

JJJJ-R3

Comment noted. 1.11 is the recognized figure used by the District as documented in the "School Planning Services" document, page 7, in Table 1, Student Generation Factors Over Time, Peak Load From New Housing, Coachella Valley Unified School District, 1993.

JJJJ-R4

Comment noted. See discussion in Section 3.11.4 of the EIR, and response to comment R1. It is unclear from the comment whether the alleged need for 3 new elementary schools in the next six years is District wide, or in the city limits. More importantly, note that the continued residential growth in the city, if it occurs, would also be permitted by the existing General Plan, even if the Project is not approved.

JJJJ-R5

Comment noted. The City has not evaluated the validity of the District's purported development fee analysis. The "analysis" appears to be from the County of Riverside Mitigation Plan for Coachella Valley Unified School district, prepared April, 1995. This was a draft, and we are informed that subsequent drafts have been prepared and revised. The City was not formally requested to review or comment on this plan or revisions, nor has this Plan ever been adopted. In addition, there has been a \$20 million bond issue approved in 1996 by the voters of the District that has not been included in this analysis. On February 6, 1998, a letter was received requesting adoption of a "proposed mitigation resolution similar to Riverside County Resolution 94-138." Gathering of information and analysis of the request is currently underway. Finally, as noted in the response to comment R1, the "Project" analyzed in the EIR is a general plan, providing for the orderly growth and development of the city. No residential projects are being approved with the approval of this Project.

JJJJ-R6

Comment noted. See responses in Comments R1 and R2.

JJJJ-R7

Comment noted. See response to Comment R1. Note that approval of the General Plan does not result in approval of new housing projects. The policies set forth in the General Plan to mitigate potential impacts on the schools will be implemented throughout the 23 year build out period projected in the General Plan, and as specific development projects are considered for approval.

JJJJ-R8

Comment noted. See response to Comment R1. For the reasons set forth in the response to Comment R1, the requested change to the policy in the Infrastructure and Public Services Element is rejected as infeasible.

JJJJ-R9

See response to Comment R1. The General Plan includes policies to help reduce the impact of new development on the District, but acknowledges that inadequate funding is available. The statutes do not require that the General Plan, or the City, ensure adequate funding for school facilities. The inadequacy of funding for both new and existing schools is a state wide problem that is beyond the ability of the City of Coachella to solve. Notwithstanding the allegations in the comment, the fact that the General Plan does not ensure adequate school funding does not make the General Plan internally inconsistent.

JJJJ-R10

Comment noted. See response to Comments R1 and R9. Note that, notwithstanding the concerns expressed in the comment, a \$20,000,000 school bond issue for the District was approved by the voters in 1996.

JJJJ-R11

As noted in the response to Comment R1, it is true that the EIR concludes that "until funding sources are identified, school impacts are considered a significant, unavoidable adverse impact." As noted in the response to Comment R2, however, the District's legal conclusion, that the City cannot approve the General Plan and EIR absent the inclusion of mitigation measures which provide funding to make up the shortfall, is wrong as a matter of law. See response to Comment R2.

JJJJ-R12

The General Plan traffic study is a regional planning analysis, based upon modifications to the adopted Coachella Valley Area Traffic Study model (CVATS). As with other gravity flow traffic models, the projections and attractions are based upon General Plan land use designations rather than project level data. Schools are implicitly incorporated in the model as part of the trip generation associated with residential development, but specific information related to schools is not included in the analysis.

When individual development projects are introduced, additional environmental analysis would be necessary.

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If it is necessary to transport the school children to a distant location, a traffic study could be performed that addresses that issue at that time. However, the CVATS model is not sufficiently detailed to be an appropriate transportation planning tool to address this issue.

JJJJ-R13

The General Plan contains an Environmental Hazards and Safety Element which is intended to minimize exposure to hazards and develop appropriate responses to these events. In particular, Implementation Procedures on page 164 of the Environmental Hazards and Safety Element state that the City shall "implement the Riverside County Multi-Hazard Functional Plan prepared in 1992" in order to "define the appropriate emergency procedures in the event of extraordinary emergency situations (*i.e.* earthquake, flooding, hazardous materials event)." This would include identification of emergency disaster centers such as schools, churches, police and fire stations, and other public buildings. Since the growth anticipated by the General Plan will occur incrementally and the Multi-Hazard Functional Plan will be updated at regular intervals, there will be an ongoing opportunity to assess and provide needed emergency facilities in proportion to the City growth.

In addition, on page 160, the Environmental Hazards and Safety Element addresses the need to coordinate with utility and transportation agencies to maintain adequate transportation systems in the event of disaster "with consideration to evacuation routes, peak load water supply requirements, and minimum road width and clearance around structures." Because the geology of the area is relatively flat, and the areas of likely ground failure hazards, including fault rupture, liquefaction, and landslide are relatively isolated and localized, mostly on the eastern end of the City, adjacent to the San Andreas fault and along the canal and freeway, most of the City's roadways should remain useable following even the largest earthquake likely on the San Andreas fault. Thus, suitable evacuation routes may be identified to avoid the areas of likely ground failure hazards. Furthermore, there are few bridges or overpasses on the western side of the City to pose potential collapse and road blockage hazards, so that evacuation to the west is likely to be unobstructed. Therefore, it is likely that the regional transportation system would be serviceable even after an earthquake and that travel routes to emergency centers outside the area would remain feasible.

Recognizing the proximity of the City of Coachella to the active San Andreas fault, at some time in the future the City is likely to suffer a large local earthquake. The City must be prepared to be self sufficient, for at least 72 hours, following a large earthquake on the southern San Andreas fault, as much of the entire southern California region will be strongly affected and other communities throughout the region will be busy inspecting and repairing their own damage. Evacuation to other communities would likely be inaccessible, so that local emergency shelters will be very important. To this end, even though the schools or other public buildings may be insufficient to house all potentially displaced persons, most cities would be constructing temporary housing, as is common practice following major disasters. The climate and abundant open space in the Coachella area makes this very feasible. Indeed, from an historical perspective, many people (if not most) would prefer to sleep outdoors in tents rather than in buildings while frequent and sometimes large aftershocks continue to rumble through the area.

The first part of the book is devoted to a general introduction to the theory of the firm. It starts with a discussion of the basic concepts of the firm, such as the production function, the cost function, and the profit function. It then discusses the different types of firms, such as the perfectly competitive firm, the monopolistic competitive firm, the oligopoly, and the monopoly.

11.1

The second part of the book is devoted to a detailed analysis of the perfectly competitive firm. It starts with a discussion of the firm's production function, the cost function, and the profit function. It then discusses the firm's short-run and long-run behavior, the firm's supply curve, and the firm's response to changes in the market. It also discusses the firm's response to changes in the technology and the market structure.

The third part of the book is devoted to a detailed analysis of the monopolistic competitive firm. It starts with a discussion of the firm's production function, the cost function, and the profit function. It then discusses the firm's short-run and long-run behavior, the firm's supply curve, and the firm's response to changes in the market. It also discusses the firm's response to changes in the technology and the market structure.

The fourth part of the book is devoted to a detailed analysis of the oligopoly. It starts with a discussion of the firm's production function, the cost function, and the profit function. It then discusses the firm's short-run and long-run behavior, the firm's supply curve, and the firm's response to changes in the market. It also discusses the firm's response to changes in the technology and the market structure.

JJJJ-R14

While the introduction of portable classrooms may reduce the size of playgrounds, General Plan policy on page 130 of the Park and Recreation Element encourages “neighborhood park development adjacent to school sites to maximize land and facility use.” Consequently, coordinated planning between the District and the City would maintain adequate recreational facilities for school children even should portable classrooms be introduced.

The letter provides no scientific evidence linking larger class sizes with a significant increased exposure to transmittable diseases. The implementation of standard health policies, such as a requirement to obtain proper immunizations prior to enrollment, would alleviate the risk of most communicable diseases regardless of class size.

The District states that fire safety is jeopardized since “an increased number of students in any given location will make it more difficult to evacuate classrooms, pods of classrooms or an entire school complex in the event of a fire or other emergency.” This statement is misleading since it is the ratio of students to teachers and not merely the number of students at a given facility that most directly influences the effectiveness of fire safety techniques and evacuation procedures. For example, whether a given school serves 20,200 or 2,000 students and whether or not portable classrooms are in use is not important so long as an acceptable ratio of teachers to students is maintained to supervise evacuation procedures. Since the funding mechanisms which the District is requesting can only be applied to facilities construction and are not available for hiring additional teachers, the issues raised regarding fire safety and evacuation procedures, while important, are not relevant to the question at hand.

JJJJ-R15

See responses to Comments R11, R12, R13, and R14.

JJJJ-R16

Comment noted. See response to Comment R2.

JJJJ-R17

Comment noted. All notices regarding the General Plan and the EIR are being mailed to the District per this request.

JJJJ-R18

See response to Comment R1.

MITIGATION MONITORING PROGRAM

Monitoring and Reporting

The Environmental Impact Report (EIR) for the Coachella General Plan 2020 indicates that the "project" may have significant adverse impacts on the environment. Mitigation measures must be provided which reduce or avoid these significant impacts. The California Environmental Quality Act (public Resources Code 21081.6) requires that for mitigation measures proposed within an EIR, a system of ensuring implementation of these measures must be instated. Mitigation measures have been identified under each topic where significant impacts have been found. In the case of the Coachella General Plan, the identified mitigation measures for this "project" are the Plan's policies and implementing measures, which were designed to avoid the need for additional mitigation measures. Taken together as an interlocking, interdependent program, the implementation measures outline specific actions that the City shall undertake within the next 20 years and constitute those actions that, when fully applied, will lead to implementation of the General Plan while, at the same time, helping to mitigate significant impacts on the environment.

The requirement for a mitigation monitoring or reporting program complements the longstanding requirement that each planning agency provide "an annual report to the legislative body on the status of the plan and progress in its implementation" (Government Code 65400). Thus, the monitoring and reporting requirement may be fulfilled by the City's preparation of its annual report.

The annual report should note the status of implementation actions that must be initiated by the City, as a part of the General Plan. For example, the Plan may call for a study to be prepared, an action considered, a program initiated, or an ordinance administered. The annual report must review and examine whether these activities have occurred and should document their progress. Inclusion of a schedule and budget for those activities as a part of the annual report would be useful in ensuring their full implementation. The annual report shall serve as the primary monitoring program for ensuring that policies and programs of the General Plan are being executed. In this way, the annual report will assist the City in monitoring the progress on the implementation of the General Plan through the year 2020. The Implementation Measures excerpted from each element of the General Plan and herein made a part of this Mitigation Monitoring Program will serve as a primary basis for review and reporting within the Annual Report.

The annual report is also an appropriate arena for considering cumulative development, and determining whether General Plan Figure 11 (which shows land use totals) needs revision as a result of project approvals that significantly affect the citywide or land use designation totals. This DEIR (Draft Environmental Impact Report) was formulated based on the land use totals presented in General Plan Figure 11 and alterations of those figures could out-date the analysis contained herein.

Other actions that may not be included in the annual report are more general in nature but are also considered mitigation measures. These actions may include current policies already being implemented which do not require the designation, updating, preparation, identification, establishment of, or amendments to certain issues listed in the General Plan Implementation Measures.

It should be noted that as new developments are proposed within the Planning Area, the City can use the policies adopted in the General Plan to mitigate significant impacts on the environment caused by those projects. If the City feels that additional studies are needed for individual projects, then such studies can be required at the developer's cost. The City can also use the information in these additional studies to expand the database of information contained in the EIR. Project approvals and site specific environmental studies may also serve as useful information in preparing the annual report on the implementation of the General Plan.

Notice of Availability of Draft EIR #96-1

Project Name: Proposed City of Coachella General Plan 2020 Environmental Impact Report, State Clearinghouse #96071011

Case Numbers: Environmental Impact Report #96-1.

Lead Agency: City of Coachella, 1515 Sixth Street, Coachella, CA 92236
Telephone: (760) 398-3102, FAX: (760) 398-5421

Review Period: April 16, 1997 through July 15, 1997

Project Location: City of Coachella, Riverside County, California. The City of Coachella is located in the southwestern portion of the Coachella Valley in Riverside County, California. The Study Area for the General Plan update includes the incorporated City of Coachella, its Sphere of Influence, and other surrounding areas which could have an effect on the planning process in the City. The planning area is generally the area bounded by Monroe Street on the west, Avenue 62 on the south, Johnson Street on the east and by Avenue 44 on the north.

Project Description: This Environmental Impact Report (EIR) has been prepared to assess impacts associated with the City of Coachella General Plan Update. It analyzes the effects of the goals, policies, and programs, as well as the environmental impacts associated with the proposed land use and circulation patterns. The General Plan is mandated by State law and requires each City and County to prepare a long-range, comprehensive plan for the physical development of the jurisdiction and any land outside its boundaries which the agency deems relevant for planning purposes. The General Plan is also intended as the document which will ensure adequate services and infrastructure, preserve and protect the environment, manage natural resources and provide economic programs and assistance.

The purpose of this document is to provide the lead agency, City of Coachella, other responsible or interested agencies and the public with information to be used in evaluating the environmental issues and potential impacts associated with adoption and implementation of the proposed General Plan. The scope of the EIR was determined by City Planning staff through completion of an Initial Study which is part of the Notice of Preparation (NOP) for the General Plan Environmental Impact Report.

The proposed actions subject to environmental review in this EIR include certification of the EIR, approval of the proposed General Plan Update and General Plan Land Use Maps, approval of updated zoning maps, and adoption of CEQA findings pursuant to the CEQA Guidelines Section 15091.

This EIR is intended to be used to allow "tiering" of the environmental review process for future public and private development under the General Plan such as tract maps, specific plans, and other development proposals. It is also intended as an informational base for subsequent zoning ordinance revision.

Address Where Copy of EIR is Available: City of Coachella
Community Development Department
1515 Sixth Street, Coachella, California 92236
Telephone: (760) 398-3102, FAX: (760) 398-5421

Publish Date: May 31, 1997



October 23, 1997

Ms. Susan E. Williams
Director of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

RE: SCAG Clearinghouse I9700586
Response to Comments as Included in the Final
Environmental Impact Report for the City of Coachella
General Plan 2020

Dear Ms. Williams:

We have reviewed the above referenced document and determined that it is regionally significant per Areawide Clearinghouse criteria. SCAG's comments were addressed in the Final EIR. We have no further comments.

A description of the project will be published in the **November 1, 1997** Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1917 or Bill Boyd at (213) 236-1960.

Sincerely,

J. DAVID STEIN
Manager, Performance Assessment
and Implementation

JDS:lj

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County of San Bernardino: Larry Walker, San Bernardino County • Bill Alexander, Rancho Cucamonga • Jim Bagley, Twentynine Palms • Deirdre Bennett, Colton • David Eshleman, Fontana • Norine Miller, San Bernardino • Gwenn Norton-Perry, Chino Hills

County of Ventura: Judy Mikels, Ventura County • Andrew Fox, Thousand Oaks • John Melton, Santa Paula • Toni Young, Port Hueneme



C101694795

October 12, 1997

Mr. John B. Wilson
Director of Community Development
City of Berkeley
1715 Shattuck Ave.
Berkeley, CA 94709

Re: SACD Community Development
Request for Community Development
Services to Develop a Plan for the City of Berkeley
Contract No. 97-000

Dear Mr. Wilson:

The team behind the proposed contract understands that the City of Berkeley is currently in the process of developing a plan for the City of Berkeley. The team is pleased to be able to assist the City in this process.

A copy of the contract is being sent to you for review. The contract is being sent to you for review.

The team is pleased to be able to assist the City in this process. The team is pleased to be able to assist the City in this process.

J. DAVID STEIN

Director, Community Development
City of Berkeley

